

Seymour, Sarah

From: Norman, Phil
Sent: 05 March 2015 13:55
To: _planningadvice
Subject: Screening Opinion H23-1082-14
Attachments: Screening Opinion H23-1082-14.docx

Please scan attached to H23-1082-14 as 3EIA.

Thanks

SCREENING OPINION

Part 1 – Particulars of case

Reference Number: H23-1082-14

Description of Development: Outline application for residential development for 10 units on redundant farmyard (all matters reserved).

Location: The Sycamores Farm, Churchgate, Whaplode

Part 2 – Particulars of decision

South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 that in its view the development referred to in Part 1 hereof is Schedule 2 development but that this is unlikely to have significant effects on the Environment. **The Council has therefore adopted the screening opinion that the development is not EIA development** having regard to the relevant criteria set out in Schedule 3 of the Regulations and the advice in the Government's Planning Practice Guidance 'Environmental Impact Assessment'. The Council's reasons for reaching this conclusion are set out in the statement overleaf.



Paul Jackson, Planning Manager

Date: 5/3/15

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South Holland District Council
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Statement of Reasons

The proposed development is considered to constitute development identified in Schedule 2, category 10(b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the "EIA Regulations") and the site area covered by the proposal exceeds the 0.5 hectare size criteria relevant to each of these categories. Further advice and guidance to support the EIA Regulations is contained within the Planning Practice Guidance 'Environmental Impact Assessment' which was issued in March 2014.

The PPG expands upon the EIA Regulations and provides further guidance in respect of indicative criteria and thresholds which can be used to help determine whether significant effects are likely.

For Category 10 (b) the advice in the regulations is very clear:

"Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Sites which have not previously been intensively developed:

- (i) area of the scheme is more than 5 hectares; or*
- (ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or*
- (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)."*

This application is an outline for 10 dwellings within the development boundary of Whaplode. The site is brownfield land close to well established residential properties.

The development would comprise 10 dwellings and is just over the Schedule 2 threshold at 0.565ha but within the levels at which PPG advice would indicate for EIA development.

There would be no **significant** intensification of the urbanisation of this part of Whaplode and any impact would be only local in nature with no wider impacts expected or likely. The issues which arise, such as highways, drainage, residential amenity, design, etc are all straightforward Development Management (DM) issues pertaining to almost every development site and capable of being assessed and addressed in totality through the normal DM process with any local impacts being mitigated by the imposition of conditions.

The Council does not consider this Schedule 2 development to be of more than local importance, to significantly affect an environmentally sensitive location or result in complex or hazardous effects and, therefore, it is unlikely to have significant effects on the environment by virtue of factors such as its size, nature or location.

There would be no impacts upon the wider environment and the development is NOT EIA development.