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25th March 2022

Dear Alan

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017
LAND TO THE WEST OF UTTOXETER, A50 BYPASS (BRAMSHALL MEADOWS PHASE 2D), UTTOXETER,
EAST STAFFORDSHIRE
PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 137 DWELLINGS TOGETHER WITH ACCESS, PARKING, PUBLIC
OPEN SPACE, LANDSCAPING, AND ASSOCIATED WORKS (RE-PLAN OF PHASE 2D)
REQUEST FOR FORMAL ENVIRONMENTAL IMPACT ASSESSMENT (EIA) SCREENING OPINION**

Planning Prospects Ltd have been instructed by St. Modwen Homes (“the Applicant”) in relation to land to the west of Uttoxeter, off the A50 Bypass in Uttoxeter, East Staffordshire (“the Site”). The Applicant seeks bring forward residential development on the Site which comprises 137 dwellings together with access, parking, public open space, landscaping, and associated works (“the Proposed Development”). The proposals form part of a wider residential scheme on the “West of Uttoxeter” Sustainable Urban Extension (SUE) site which is known as Bramshall Meadows. They seek to re-plan a parcel of land identified as Phase 2D.

On behalf of the Applicant, a request is submitted here to East Staffordshire Borough Council to adopt a Screening Opinion as to whether the Proposed Development is EIA Development. The request for this Screening Opinion is made in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Part 2, Regulation 6 (generally here referred to as the EIA Regulations 2017), to confirm whether an Environmental Impact Assessment will be required for the Proposed Development.

In support of this request for a Screening Opinion, the following commentary sets out some background by describing the Site, a description of the nature of the Proposed Development and its possible effects on the environment. A Location Plan (ref. R9061-RLA-21-XX-DR-A-1001) showing the extent of the Site is submitted as part of this request along with a Site Layout Plan (ref. R9061-RLA-21-XX-DR-A-1003) which provides details of the Proposed Development.

In testing the proposals against the general screening criteria provided at Schedule 3 of the EIA Regulations 2017, it is the Applicant’s view that given the nature of the proposed development and providing the relevant studies, detailed below, are submitted as part of the planning application and any identified mitigation measures are implemented, the proposed development should not have any significant environmental effects and should not require a formal Environmental Impact Assessment in accordance with the EIA Regulations 2017.

We would invite the Council to adopt the same opinion.

The Site

The Site extends to approximately 5.68 ha and is located to the west of Uttoxeter. It forms part of a wider “West of Uttoxeter” Sustainable Urban Extension (SUE) site which extends southwards from the A50 Bypass to Bramshall Road. The residential element of the SUE is known as Bramshall Meadows and is being delivered across a series of phases (i.e., Phases 1 A-D and 2 A-E). Phases 1 A-D and 2A have been completed to date, and Phases 2B and 2E are currently under construction. The Site includes land identified as Phase 2D.

The Site currently comprises undeveloped grassland with existing trees and hedgerows, most of which is focused along the boundaries to the north, west and east. It is bisected by the main spine road which extends from north to south through the Bramshall Meadows scheme. Part of the Site to the north is currently being used as a temporary compound area by the Applicant.

The Site forms part of the urban area of Uttoxeter. It is bounded by earlier phases of the Bramshall Meadow scheme to north, south and west, as well as existing residential on Tunnicliffe Way to the east. An existing Public Right of Way runs along the southern boundary of the Site.

The Site is not located within a Conservation Area and does not contain any listed buildings. It is, however, located within the Impact Risk Zone of the following Sites of Specific Scientific Interest (SSSI):

- Forest Banks SSSI – located approximately 6.9 km south east of the Site.
- Chartley Moss SSSI – located approximately 7.5 km south west of the Site.

There are no non-statutory designated sites within 1 km of the Site.

The Site is not situated within any of East Staffordshire’s Air Quality Management Areas.

The Proposed Development

The Applicant proposes to develop for Site for a residential scheme of 137 dwellings together with public open space. The proposals will effectively “re-plan” the previously approved scheme for Phase 2D and incorporate additional land within the SUE to the east. It will result in a net increase of 56 dwellings across the SUE site.

The Applicant intends to submit a full planning application for development described as follows:

“Residential development comprising 137 dwellings together with access, parking, public open space, landscaping, and associated works (Re-Plan of Phase 2D).”

Further details of the proposals are provided on the submitted Site Layout Plan (ref. R9061-RLA-21-XX-DR-A-1003).

The Planning Context

Development Plan

The Development Plan for the Borough is the East Staffordshire Local Plan which was adopted in October 2015 and covers a plan period of 2012-2031. The Plan sets out the spatial strategy for East Staffordshire and contains strategic policies which allocate locations for housing and employment growth as well as detailed topic-based planning policies. It also includes a Settlement Hierarchy within Strategic Policy 2 which identifies Uttoxeter as a main town where development will be directed over the Plan period. Strategic Policy 3 sets out the requirement for 682 dwellings per annum to be delivered between 2018 and 2031.

The Site forms part of a wider area which is allocated as a Major Sustainable Urban Extension (SUE) "West of Uttoxeter" in Strategic Policies 4 and 7 of the Local Plan. Strategic Policy 4 of the Local Plan identifies the "West of Uttoxeter" SUE as a strategic location for housing providing 750 units. Strategic Policy 7 sets out the requirements for all Sustainable Urban Extensions within the borough which includes the provision of a range of housing choice, including affordable homes, employment uses, green spaces and local services and facilities.

The Site is clearly a location where the Local Plan focuses growth and new residential development.

Planning History

An outline planning application for a mixed-use scheme on the "West of Uttoxeter" SUE site was submitted to East Staffordshire Borough Council in 2013, under reference P/2013/00882. The description of the development was for "700 dwellings, 10 ha of employment use (Classes B1, B2 and B8), a first school, a mixed-use local centre incorporating retail, leisure, social, cultural community and health facilities, green infrastructure, associated engineering works, access to New Road and Bramshall Road and associated internal access roads including demolition of Parks Farm and associated buildings, with all matters reserved". An Environmental Statement was submitted as part of that outline planning application due to the size of the site (i.e., 50.7 ha) and scale of the proposed development. The outline application was granted by the Council in 2015 subject to a Section 106 Agreement.

The residential element of the outline permission has been, and is being, implemented on a phased basis. Detailed approval has been granted for Phases 1 A-D and 2 A-E providing for a total of 700 dwellings on the SUE site. Phases A-D and 2A have been completed to date, and Phases 2B and 2E are currently under construction.

The Site relates to land which forms part of Phase 2; predominately Phase 2D and additional land to the east which was indicatively shown for sport pitches if provision was to be provided on the SUE site¹. Reserved Matters approval for the Phase 2 scheme - which comprised "450 dwellings and garages including 121 affordable units, together with drainage and highways infrastructure" – was granted by East Staffordshire Borough Council in 2018 under reference P/2018/00510. Phase 2D of the approved scheme comprised 81 dwellings.

EIA Development

With reference to Schedule 3 of the EIA Regulations 2017 and guidance provided in Planning Practice Guidance (PPG) "Environmental Impact Assessment" which refer to the characteristics of the location, the development, and the potential impacts, it is considered that the proposed development is not an "EIA development" for the purposes of the EIA Regulations.

The development proposals do not fall under Schedule 1 of the EIA Regulations 2017. However, in accordance with the EIA Regulations 2017 and part 10 (b) of Schedule 2 to those Regulations, the proposals constitute a Schedule 2 development, falling within Infrastructure Projects, being a site of greater than 5 ha.

EIA is not mandatory for all Schedule 2 developments. Further guidance is provided in the Annex to the PPG which sets out indicative screening thresholds and criteria where EIA is more likely. The indicative thresholds and criteria for Infrastructure Project (b) development (urban development projects) include that the area of the site is more than 5ha, or that the development would have significant urbanising effects in a previously non-urbanised area, for example development of more than 1,000 dwellings.

¹ The S106 Agreement for the outline planning permission provided flexibility for the delivery of sport pitches on site or for a financial contribution to be made for off-site provision. The Applicant met this required through the payment of a contribution towards off-site provision in 2021.

Whilst the Site is slightly larger than 5ha, the proposal is nowhere near this scale of residential development. It also forms part of a planned urban extension which has been substantially implemented in accordance with outline permission ref. P/2013/00882. It is very much part of the urban area of Uttoxeter.

It is also worth noting the northern part of the SUE site is currently subject to an outline planning application for a mixed-use scheme comprising employment and residential development (ref. P/2020/00253). That application addresses a much larger site area (circa 16.7 ha) and proposes development of a greater scale to the Proposed Development. East Staffordshire Borough Council did not require EIA for that proposal.

The PPG confirms that Screening Requests must take account of the selection criteria in Schedule 3 of the Regulations, taking into consideration:

- a) The characteristics of the development, e.g. size of the development, production of waste, pollution and nuisances;
- b) Location of the development, having regard to the environmental sensitivity of geographical areas likely to be affected by development; and
- c) Characteristics of the potential impact, e.g. its extent, nature, magnitude, probability and duration

These are addressed, in turn, below.

Characteristics of the Development

The proposals are for residential development comprising 137 dwellings together with access, parking, public open space, landscaping, and associated works. Although the Site forms part of a wider area of land that is allocated as an SUE and has been subject to much larger outline planning application that required EIA, it only comprises a very small aspect of that wider development. It is also worth noting a more recent outline planning application relating to the northern part of the SUE site (ref. P/2020/00253), which is of a greater size and scale to the Proposed Development, did not require EIA.

As explained earlier in this letter, the proposals “re-plan” the 81 dwellings already approved as part of the detailed Phase 2D scheme and therefore provide a net increase of 56 dwellings. This is not considered to be a scale to be categorised as major development which would have significant environmental impacts.

The cumulative impacts of net additional dwellings have been considered as “not severe” within the supporting the Transport Assessment. The proposals will result in a net trip generation of circa 35 two-way vehicle trips in peak periods and are therefore not expected to a significant impact on travel flows and, in turn, air quality in the local area. The Site is also not within a defined Air Quality Management Area.

The Proposed Development will be compatible with the surrounding residential uses. The storage of waste and recycling will be incorporated into the detailed proposals for the residential scheme.

A Construction Management Plan will be prepared and adhered to throughout the build of the development. This will include measures to ensure the production of waste, noise and dust are minimised.

Location of the Development

The Site is situated within the settlement boundary for Uttoxeter, a main town which is a focus for development over the Local Plan period. It also forms part of land specifically allocated for development, including a range of housing, as part of the “West of Uttoxeter” SUE in the adopted Plan. Moreover, residential development has previously been approved on the Site as part of the outline permission ref. P/2013/00882.

The Site is surrounded by earlier phases of the Bramshall Meadows scheme to the north, west and south as well as existing residential development on Tunncliffe Way to the east. It forms part of the urban area.

The following environmentally sensitive geographical areas have been identified, as areas which could potentially be affected by the development proposals:

- Forest Banks SSSI – located approximately 6.9 km south east of the Site.
- Chartley Moss SSSI – located approximately 7.5 km south west of the Site.

The Site falls within the Impact Risk Zones of these SSSIs which are designated for their rare and unique habitat and supporting an assemblage of rare flora and invertebrates. It is deemed highly unlikely that the Proposed Development will have an impact on the habitats present at the SSSIs given the distance of the Site from the designated sites. Furthermore, consultation with Multi-Agency Geographic Information for the Countryside (MAGIC) website identified the Proposed Development does not meet the requirements that would justify further consultation with Natural England.

Characteristics of Potential Impact

The nature of the Proposed Development is not considered to be unusually complex; neither are they expected to provide potentially hazardous environmental effects. This is reflective of an understanding of the Site, the Proposed Development, and its environmental issues based on assessment work that has been undertaken.

A suite of supporting assessments and reports will be submitted with the full planning application. This will record and summarise assessments which have been carried out, and where appropriate will continue to take place, fully considering the environmental implications of the proposed development.

The main effects of the proposed development are considered below.

- **Traffic** - A Transport Assessment has already been completed for the Proposed Development. It concludes there are no inherent highway safety concerns in the vicinity of the Site that require addressing and the Proposed Development will not cause any significant impacts on the local highway network. The residual impacts of proposals have been determined as “non severe”.

The Assessment has also confirmed the site is accessible via sustainable modes and is within walking and cycling distance of a variety of local amenities.

- **Air Quality** – The Transport Assessment confirms the Proposed Development will result in a net trip generation of circa 35 two-way vehicle trips in peak periods and are therefore not expected to a significant impact on travel flows and, in turn, air quality in the local area. The Site is also not within an Air Quality Management Area.

A Construction Environmental Management Plan will be prepared and adhered to throughout the construction phase of the development. This will include measures to control dust.

- **Flood Risk & Drainage** - The Site is not at risk of flooding from rivers. There are opportunities to connect into existing drainage systems on the wider SUE site and sustainable drainage principles will be followed in any proposed solution.
- **Ecology** - A Preliminary Ecological Appraisal has been undertaken and confirms any potential ecological constraints can be overcome by additional survey work and mitigation measures to be undertaken prior to the commencement or development or during construction. The proposals will provide for net gains in biodiversity; this will be assessed in the submission.

- **Trees** – Whilst some minimal tree removal is required to facilitate the Proposed Development, most of the trees on the Site will be retained as part of the detailed scheme. The proposals will include areas of green open space, additional tree planting and other landscaping which will contribute to net gains in biodiversity.
- **Waste** – As explained earlier in this letter, measures for the storage of waste and recycling will be incorporated into the detailed proposals for the residential scheme. During the construction phase, measures will be put in place to ensure waste is kept to a minimum. These will be outlined in the Construction Environmental Management Plan.
- **Natural Resources (Land, Soil, Water and Biodiversity)** – The proposals seek to develop land within the urban area of Uttoxeter which is specifically allocated for development in the adopted Local Plan. It will reduce the pressure to develop on less sustainable sites outside of the settlement boundary. Materials on Site will be reutilised during the build process for the reprofiling of levels and use in rear gardens.

As discussed above, surface water will be managed in a sustainable manner with appropriate treatment measures. The residential development will also be equipped with water saving utilities. Opportunities to enhance biodiversity will be maximised.

Summary

This submission requests the Council's Environmental Impact Assessment Screening Opinion for proposed development of the parcel known as Phase 2D on the land west of Uttoxeter. The request is made in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Part 2, Regulation 6.

The development proposals do not fall under Schedule 1 of the EIA Regulations. However, in accordance with the thresholds, as amended, the proposals constitute a Schedule 2 development characterised as an "Infrastructure Project".

EIA is not mandatory for all Schedule 2 developments.

The nature of the proposals is not considered to be unusually complex; neither are they expected to provide potentially hazardous environmental effects.

In testing the proposals against the relevant criteria, it is the Applicants' view that given the nature of the proposed development and providing the relevant studies, detailed above, are submitted as part of the planning application and any identified mitigation measures are implemented, the proposed development should not have any significant environmental effects and should not require a formal Environmental Impact Assessment in accordance with the EIA Regulations 2017.

We would invite the Council to adopt the same Opinion. In accordance with the Regulations, we look forward to receiving your Council's Screening Opinion within 21 days. In the meantime, if you have any queries please do not hesitate to contact me.

Yours sincerely

**Mairead Stibbs, MRTPI – Associate Director
For and on behalf of Planning Prospects Ltd**

Enc

rev.	date	description



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project
 RESIDENTIAL DEVELOPMENT
 PHASE 2
 UTOXETER

client
 ST. MODWEN
 HOMES

drawing
 SITE LOCATION PLAN

status
 PRELIMINARY

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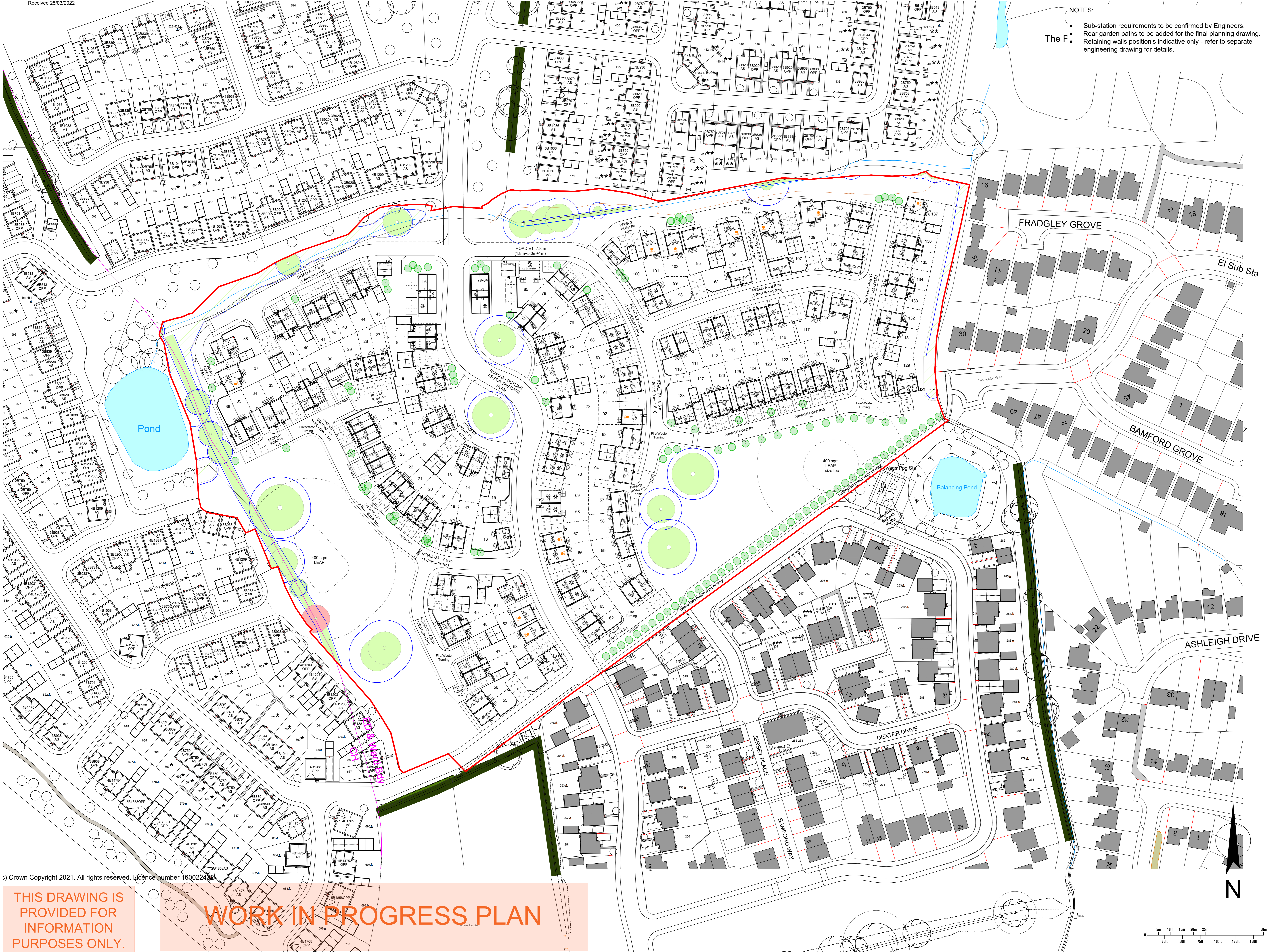
Registered Office: England No. 06658029

scale 1/1250 @ A1 originator code 10044

date April '21 author

drawing number R9061-RLA-21-XX-DR-A-1001

region|originator|year|level|type|code|number



- NOTES:
- Sub-station requirements to be confirmed by Engineers.
 - Rear garden paths to be added for the final planning drawing.
 - Retaining walls position's indicative only - refer to separate engineering drawing for details.

- revis. desc. description
- A 21-05-09 Layout updated to reflect the revised mix.
 - B 21-05-14 PJA Drainage diversion correct.
 - C 21-05-26 Layout amended to incorporate drainage ditch diversion along northern edge.
 - D 21-05-30 Layout amended to increase garden areas.
 - E 21-07-30 Screen walls added, retaining walls indicated, fire engineering proposal. Gardens reviewed to comply with required garden sizes. Poles 145, 152, 153, 154 & 62-75 updated. Apartment Block updated, affordable units and all FOGs stretched to meet NDSB space criteria. Site notes added.
 - F 21-08-08 Alternative option.
 - G 21-08-19 1m maintenance strip along the eastern boundary added. Vegge along the northern edge of the public right of way added. Area around poles 144, 154 & 153 updated. Poles 39 and 96 replaced with parking spaces for M4(2) types shown, mix and schedule updated.
 - H 24-08-21 Vegge along the northern edge of the public right of way increased. Pole 154-159 moved. BCPs moved. Indicative location between parking spaces added (detached plots 20-28 & 40-49).
 - J 25-08-21 Revised '3438-T-14, A - Tree Retention Plan - Phase 2 - Issue one' loaded.
 - K 03-09-21 Site plan revised to provide more space along the northern boundary. Poles along the western FOG reduced. Mix and schedule revised.
 - L 06-09-21 Colour added.
 - M 07-09-21 Schedule updated.
 - N 18-10-21 Site plan redesigned according to Client's request.
 - P 21-10-21 Site plan redesigned according to Client's request.
 - R 11-01-21 Site plan and mix updated to increase FOG area.
 - S 21-01-21 Road strategy shown and distances between buildings indicated. '3438-T-14, A - Tree Retention Plan - Phase 2 - Issue one' loaded (issued by client email dated 21-08-21); pol 51 updated to show 1481816 pole. LEAP to the east updated.
 - T 01-02-22 Road network and their sizes updated, buildings relocated.
 - U 17-02-22 Road network and their sizes updated, buildings relocated.
 - W 17-02-22 Minor updates.
 - Z 04-03-22 Site plan updated to show outline of the roads and paths issued by PJA (04-03-22) Site Appraisal (dwg).
 - ZA 09-03-22 Handing notes updated, minor updates related to boundaries.

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WORK IN PROGRESS PLAN

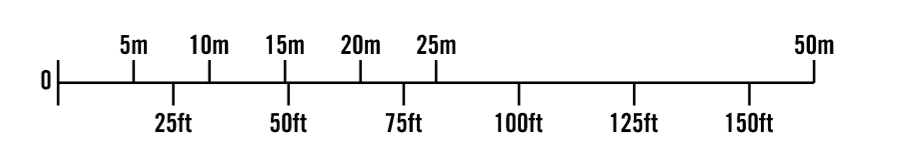
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Roberts Limbrick ARCHITECTS

project RESIDENTIAL DEVELOPMENT PHASE 2 UTOXETER client ST. MODWEN HOMES

drawing PROPOSED SITE PLAN status PRELIMINARY

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scale 1:500 @ A0 originator 10044 date April 21 author RVC/DW drawing number R9061-RIA-21-XX-ORA-1003_ZA