

**Town and Country Planning (Environmental Impact Assessment) Regulations 2011**

**Request for a “Screening Opinion” in respect of the following development:**

**Proposed Development:**

**Change of use from agricultural land to parking for an additional 10 caravans to extend existing 5 berth site  
Campsite, Cross Lane, Rolleston On Dove, Staffordshire**

**Introduction:**

The Council has been requested to adopt a screening opinion as to whether the above development is EIA development requiring the submission of an Environmental Statement.

**Schedule 1:**

**Schedule 2:**

The development proposed does not fall within Schedule 1 of the Regulations where an assessment is mandatory. However on the basis of interpreting the Regulations as having “wide scope and broad purpose”, a precautionary approach of assuming the development falls within Schedule 2, Category 12 (e) as a permanent caravan site is recommended. The area of the proposed development (1.18 hectares) exceeds the 1.0 hectare threshold laid down by the above regulations beyond which an Environmental Statement may be required.

**Town and Country Planning (Environmental Impact Assessment) Regulations 2011:**

In respect of Schedule 2 development, an assessment will only be required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 require regard to be had to Schedule 3 of the Regulations when considering whether an Assessment should be required.

1. Characteristics of the development – size of the development, cumulative effects with other development, use of natural resources, production of waste, pollution and nuisances, risk of accidents with regard to substances or technologies utilised.
2. Location of the development: the environmental sensitivity of geographical areas likely to be affected must be considered, in

particular

- the existing land use,
- the relative abundance, quality and regenerative capacity of natural resources,
- the absorption capacity of the natural environment, with particular emphasis to the following areas:
  - (i) wetlands
  - (ii) coastal zones
  - (iii) mountain and forest areas
  - (iv) nature reserves and parks
  - (v) areas designated by Member states
  - (vi) where environmental quality standards have been laid down in Community legislation and have been exceeded
  - (vii) densely populated areas
  - (viii) landscapes of historical, cultural or archaeological importance.

3. Characteristics of the potential impact, with regard to :

- The extent of the impact
- Transfrontier nature of the impact
- Magnitude and complexity of the impact
- Probability of the impact
- Duration, frequency and reversibility of the impact

**Assessment:**

The site area is 1.18ha and is an area of open countryside on the edge of Rolleston on Dove, between that village and Stretton. Specific to the character of the site it is not located in an environmentally sensitive location (in terms of the Regulations), within a designated area of flood risk, nor is the development proposed complex or potentially hazardous. In addition, the siting of caravans would not have any cross border significance.

The area adjacent to this site contains a five berth caravan park and the extension proposed here is not considered to significantly alter existing impacts derived from that use.

Lastly, due to the characteristic of a caravan site, the works required to create the berths proposed are all reversible and the frequency and duration of use considered to have an impact of only local significance.

Given as discussed above that the environmental effects of the development will not be significant, the Council is of the view that a formal Environmental Statement will not be required.

**Recommendation:**

**A formal screening opinion be adopted that an Environmental Assessment will not be required**

**Team Leader comments:**

The following decision is made by the undersigned in accordance with powers delegated to the undersigned under the provision of S101 of the Local Government Act 1972.

**DELETE AS NECESSARY**

~~A formal Environmental Statement is required in respect of the development as proposed.~~

~~TL     Signature .....     Date .....~~

A formal Environmental Statement is not required in respect of the development as proposed.

TL     Signature ..... *f. Roebuck* .....     Date ..... *24th May 2012* .....



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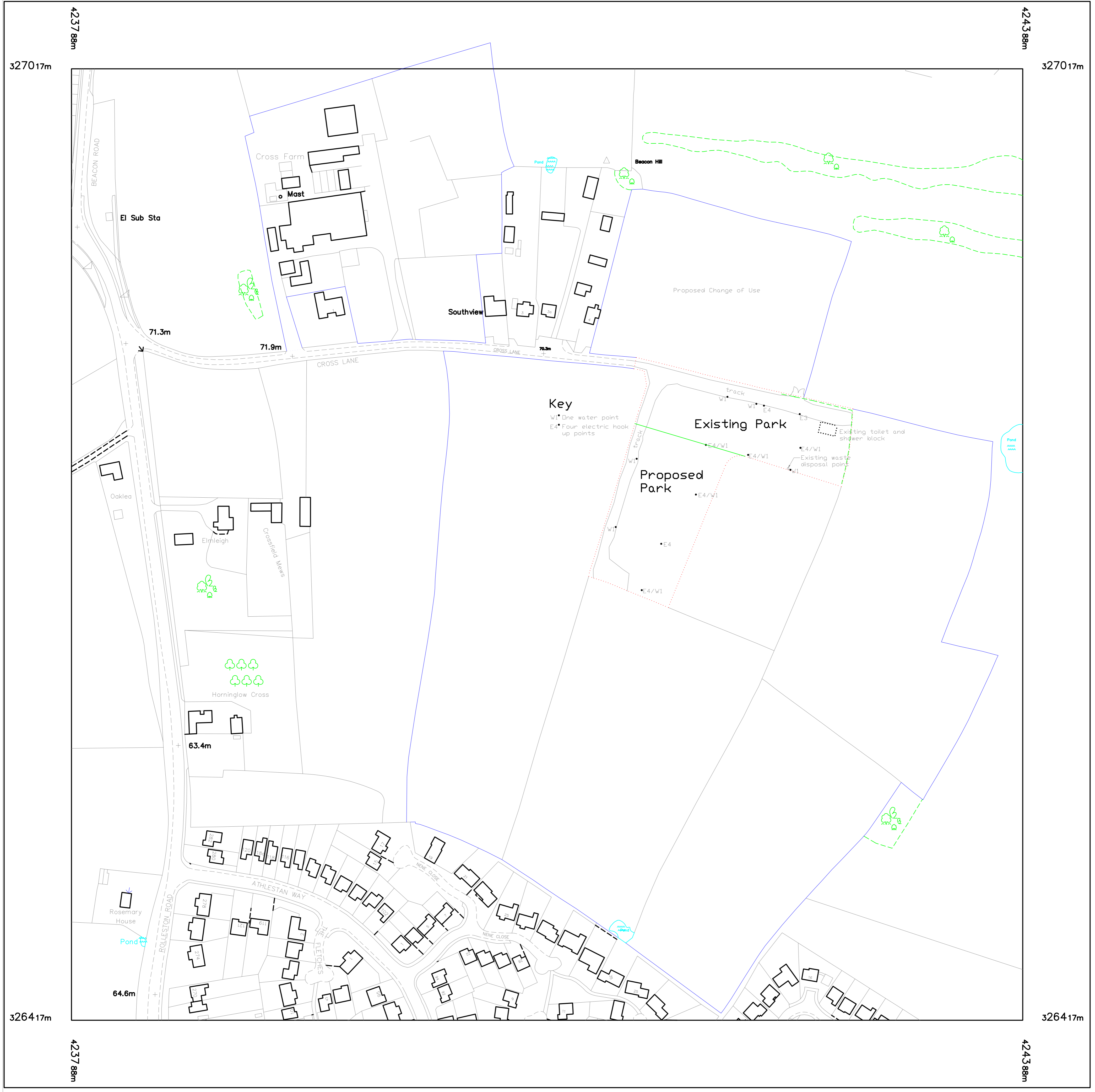
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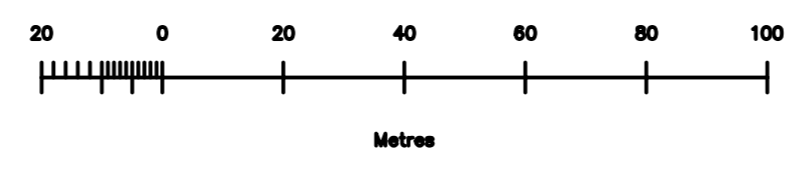






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Mr.D.P.R.Jennings  
 Proposed Change of Use and Additional Caravan Parking  
 Spaces at  
 Cross Farm, Cross Lane, Rolleston on Dove, Burton on Trent,  
 Staffordshire, DE13 9EB  
 Scale 1:1250



Date March 2012

Drawing Number 897.12.R.1

A1 Sheet

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