



Staffordshire
County Council

Planning, Policy & Development Control
No. 1 Staffordshire Place (Floor 2)
Stafford
ST16 2LP

Lynsey Palmer
Staffordshire County Council
Strategic Planning Advice
Strategic Property Unit
1 Staffordshire Place
Stafford
ST16 2LP

*Postal Address: Planning, Policy & Development Control (Floor 2)
Staffordshire County Council
Block A, Wedgwood Building
Tipping Street
Stafford
ST16 2DH*

P/14/01296

Telephone: (01785) 277271
Email: alfia.cox@staffordshire.gov.uk
Web site: www.staffordshire.gov.uk/planning
Please ask for: Alfia Cox

SENT BY EMAIL

Our Ref: SCE.178/ES.14/10

6 October 2014

Dear Mrs Palmer,

SCE.178/ES.14/10: OUTLINE APPLICATION FOR DEVELOPMENT OF A 1 FORM ENTRY FIRST AND 3 FORM ENTRY MIDDLE SCHOOL AT A LAND OFF ASHBOURNE ROAD, ROCESTER

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011: REGULATION 7 - SCREENING OPINION

I refer to your application dated 17 April 2014 in connection with the above development.

In accordance with the above regulations the County Council is required to adopt a "Screening Opinion" to establish whether the submitted application should be accompanied by an Environmental Statement.

The County Council has considered the information you supplied and is of the opinion that the proposed development falls within the description provided within Schedule 2 paragraph 10(b) to the above regulations, but in the opinion of the County Council, having taken into account the criteria in Schedule 3 to the above regulations and the "[Planning Practice Guidance – Screening Schedule 2 projects](#)" (version 6/3/14), the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Further details are provided in the attached 'Screening Opinion Checklist'.

Under the powers contained in the 'Scheme of Delegation to Officers', this letter therefore confirms that the County Council is of the opinion that the proposed development is **not EIA development** and need not be accompanied by an Environmental Statement.

Yours sincerely
Alfia Cox
Senior Planning Officer

Encl – Screening Opinion Checklist dated 3 October 2014

the knot unites





PA/PAD No. SCE.178/ES.14/10		Site / Location: Land off Ashbourne Road, Rocester	
Description of development: Outline application for development of a 1 form entry First and 3 form entry Middle School			
PART 1 - Is a Screening Opinion Required? (ref: EIA Regulations 2011, and Planning Practice Guidance – Screening Schedule 2 projects)			
1	Development Description	Do you have enough information to define the size and type of development (a plan, description of type/nature/ purpose and possible effects)?** Yes (proceed to step 2)	Yes No
2	Is it a Schedule 1 development?	NO – If the development is not listed in Schedule 1 it may be listed in Schedule 2 (proceed to step 3)	✓
3	Is it a Schedule 2 development? (Schedule 2, Col 1)	YES - The development falls/could fall within Schedule 2 category 10 (b) – Urban Development projects	✓
4(a)	Does the development fall within the absolute threshold/criteria? (Schedule 2, Col 2)	Yes The threshold/criteria is 0.5 hectares and the proposal is about 4 hectares (proceed to step 4b)	✓
4(b)	Is the proposal within/near to a 'sensitive area'? (e.g. SSSI, NP, AONB, SAC, RAMSAR, Scheduled Monument)	No – The development does not fall within/near to any 'sensitive areas'	✓
5	Conclusion	Screening opinion required?	YES

Staffordshire County Council – Screening Opinion Checklist

<p>PART 2 – Is an EIA Required? (ref: Schedule 3 - EIA Regulations 2011 and Planning Practice Guidance – Screening Schedule 2 projects) EIA usually required for (i) major developments of more than local importance; (ii) development in particularly environmentally sensitive or vulnerable locations; (iii) developments with unusually complex and potentially hazardous environmental effects. This checklist should be used to determine whether significant effects are likely to arise from the development. REMEMBER – the Regs also apply to changes to EIA development and reserved matters / subsequent approvals</p>	
<p>1</p> <p>Indicative thresholds/criteria</p>	<p>10. Infrastructure Projects (b) Urban development projects</p> <p>States that EIA 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.</p> <p>Also, states that development proposed for sites which have not previously been intensively developed are more likely to require EIA if: the site area of the scheme is more than 5 hectares; or it would provide a total of more than 10,000 m2 of new commercial floorspace; or the development would have significant urbanising effects in a previously non, urbanised area (e.g. a new development of more than 1,000 dwellings).</p> <p>The proposal affects 4ha of greenfield land which would be solely used for the purposes of a new school. The site area is less than 5ha and the footprint of the new development would not relate to commercial or residential development.</p> <p>The application site is about 4ha although the footprint of the built aspects of the new development together with the associated uses would occupy less than 0.7ha. The remainder of the site would be playing fields sports pitches.</p>
<p>2</p> <p>Characteristic of the development:</p>	<p>Does the development fall within the indicative thresholds/criteria? (see Indicative screening thresholds)</p> <p>Size of the development:</p>

Staffordshire County Council – Screening Opinion Checklist

	<p>Cumulation with other developments</p> <p>Use of natural resources</p> <p>Production of waste</p> <p>Pollution and nuisances</p> <p>Risk of accidents</p> <p>Existing land use <i>(include past, present and future (allocated land))</i></p> <p>Relative abundance, quality, regenerative capacity of natural resources</p> <p>Absorption capacity of natural environment (particularly wetlands, nature reserves/parks; SSSIs and international designations; areas where environmental quality standards have been exceeded; densely populated areas; landscapes of historical, cultural or archaeological significance).</p>	<p>The land is currently a farmland, which is about 63m from the nearest properties on the western side of Ashbourne Road and 142m from the rear of the properties on Northfield Avenue</p> <p>Construction materials to build the school</p> <p>During excavation and construction phase. Limited and can be controlled by a Site Waste Management Plan</p> <p>Possible - during demolition and construction works. Potential traffic impact, which could be associated with the increased influx of children into the area as the result of the school development but no significant emissions or noise is anticipated with school use.</p> <p>Low risk if the site is operated properly in accordance with relevant health and safety legislation.</p> <p>Agricultural</p> <p>The land would be used as an educational establishment. It is reasonable to assume that the land could be reclaimed to agricultural use.</p> <p>In EIA terms the site is not within an environmental sensitive area. It is reasonable to assume that any impacts of the development would be addressed as part of the detailed planning application</p>
<p>3</p> <p>Location of the development (the environment sensitivity of area likely to be affected):</p>		

Staffordshire County Council – Screening Opinion Checklist

<p>4 Characteristics of the potential impact</p>	<p>Extent of the impact (area and size of affected population)</p>	<p>The site has not been previously developed and there would be potential for localised impacts, e.g. visual, residential amenity and transport. However it is reasonable to assume that they would not be significant in EIA terms and can be addressed as part of the detailed consideration of the proposals.</p>
	<p>The magnitude and complexity of the impact</p>	<p>As above.</p>
	<p>The probability of the impact</p>	<p>Likely impacts during construction, excavating and use of the school but impacts are not considered to be significant</p>
	<p>The duration, frequency and reversibility of the impact</p>	<p>Construction and excavating works would have only temporary impact. The school use is permanent.</p>
<p>5 Can the significant effects be addressed by proposed mitigation measures?</p>	<p>Are the mitigation measures:</p> <ul style="list-style-type: none"> • Modest in scope • Plainly and easily achievable 	<p>Yes. It is anticipated that the environmental effects and potential impacts can be controlled by mitigation measures imposed by planning conditions, subject to appropriate variations where necessary.</p>
<p>6 Conclusion</p>	<p>ES required?</p>	<p>No</p>
<p>Signed and dated</p>	<p>Case Officer Alfia Cox 3 October 2014</p>	<p>Team Leader/Team Manager M Grundy 3 October 2014</p>