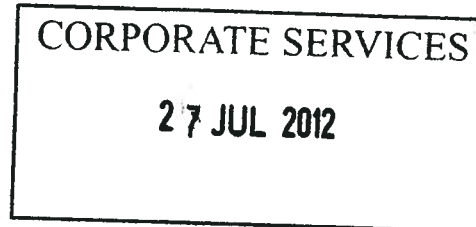


Our Ref: BDS4072

26th July 2012

Development Management
East Staffordshire Borough Council
The Maltsters
Wetmore Road
Burton upon Trent
DE14 1LS



P/12/00969

Dear Sirs

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND) REGULATIONS 2011**

REQUEST FOR A SCREENING OPINION UNDER REGULATION 5

**PROPOSED DEVELOPMENT AT RED HOUSE FARM, OUTWOODS ROAD,
OUTWOODS**

We have been retained by Barwood Strategic Land II LLP to provide planning advice in respect of the proposed residential development of their site at Red House Farm, Outwoods, Burton upon Trent.

This letter consists of a request for a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011.

Background

Red House Farm is located on the southern edge of Outwoods and to the east of Burton Town Centre. The Site comprises an existing farm complex and grazing land together with a number of industrial units including a turkey processing operating.

The Site comprises an area of approximately 13.4 ha and is currently accessed from Lower Outwoods Road, although there is a gated access off Reservoir Road. The Site is shown edged red on the attached Site Plan with other land under the control of the applicant shown edged blue.

The Site is approximately triangular in shape and bound to the north west by open land, to the north east by the rear gardens of properties on Lower Outwoods Road, with the NHS Queens Hospital beyond, to the south east by the Outwoods Reservoir and to the south by properties fronting Reservoir Road.

The site represents flat land characterised by a plateau location and drains principally to the west.

Proposed Development

The proposed development comprises outline planning application for up to 250 residential properties. Access to the Site will be obtained from Reservoir Road with possible gated

access to allow for future use by passenger transport and emergency vehicles at Lower Outwoods Road.

A plan for the Site has been prepared consisting of the redevelopment of the existing Red House Farm complex and the development of adjacent land. This comprises the land shown edged red on the Site Plan.

The Site falls within land defined in the East Staffordshire Local Plan as forming part of the Mercian National Forest (Policy NE14 and NE15). The proposals will include an extensive area of new tree planting to accord with the objectives of the Borough Council's National Forest Strategy.

Environmental Impact Assessment – Screening Opinion

We have reviewed the proposal against the Town and Planning (Environmental Impact Assessment) (England) Regulation 2011 (the 2011 Regulations) and confirm that in our opinion, the proposed development falls within Schedule 2, Part 10 (b) (Urban Development Project) of the 2011 Regulations.

In such an instance, an Environmental Impact Assessment (EIA) is required to accompany any planning application for works falling within Part 10 (b) of the 2011 Regulations where the development area exceeds 0.5 hectares and the proposal is likely to have "*significant effects on the environment by virtue of factors such as its nature, size or location*". It is accepted that the development area in this case exceeds 0.5 hectares and therefore an assessment is necessary to consider whether the proposals will result in an adverse effect on the environment.

Under Regulation 5 of the 2011 Regulation any person minded to carry out development may request the Local Planning Authority to undertake a Screening Opinion to confirm where the development, as proposed, will or will not result in a significant adverse effect on the environment and thus whether an EIA is required. This letter comprises a request for a Screening Opinion from East Staffordshire Borough Council in respect of this development.

Guidance on the criteria local authorities should use to consider whether Schedule 2 development requires an EIA is set out at Schedule 3 of the 2011 Regulation. Further guidance on the instances where an EIA is required is set out in Circular 02/99.

Section A18 and A19 of Circular 02/99 relates to proposals falling with the definition of 'urban development projects'. Section A18 states "*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 impacts are of a markedly different nature or there is a high level of contamination.*"

Section A19 goes on to state:

"...development proposed for sites which have not previously been intensively developed are more likely to require an EIA if:

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

Based on the proposals, the Site and the nature of the surrounding area we consider that the key environmental effects relevant to this development are:

- impacts associated with the introduction of new building development on previously developed land in the open countryside namely landscaping and design considerations,
- traffic/parking effects including potential impacts associated with air quality and noise,
- impacts on existing tree species, and existing mature trees and boundary landscaping areas.

Following our review of the 2011 Regulations and guidance provided in Circular 02/99 together with the key environmental effects associated with the Site we consider that due to the scale, nature and location of the development, the proposal **will not result** in a significantly greater scale of use on the Site or generate significant adverse effects on the environment and will not therefore require an EIA for the following reasons:

1. the proposal comprises the development of an area of previously developed land, namely the existing Red House Farm complex and industrial units, located centrally on the site.
2. the proposal comprises the introduction of up to 250 residential properties with associated infrastructure, landscaping and open space, the scale of the proposals is not considered to be significant as defined by Paragraph A19 of Circular 02/99,
3. whilst new built development is proposed on the site this will be carefully designed to minimise its impact and will be complemented by landscaping and open spaces, accordingly the proposal will not result in a significant urbanising effect on the local area,
4. the proposed development area has been chosen to retain as far as possible existing mature trees on the site, these will be enhanced by new tree planting thus contributing to the objectives for a National Forest.
5. the proposal will potentially result in an increase in traffic movements and associated emissions and noise effects on the Site. Whilst these matters will need to be assessed fully as part of a planning application none of the issues are considered significant so as to result in an adverse impact on the environment.

For the reasons set out above, the proposal will not generate significant adverse effects on the environment. Accordingly, the proposal does not need to be accompanied by an EIA.

Notwithstanding the above, we confirm that any subsequent planning application will be accompanied by the following documents/assessment:

- Planning Supporting Statement,
- Design and Access Statement - setting out the design context for the Site and the measures incorporated within the scheme to minimise the impacts mature trees on the Site,
- Topographical Survey,
- Arboriculture Impact Assessment,
- Transport Assessment, including Travel Plan,
- Air Quality/Noise Assessment,
- Sustainability Assessment,

- Flood Risk Assessment,
- Ecology Reports and surveys
- Affordable Housing Statement,
- Archaeology Assessment,
- Coal Mining Risk Assessment,
- Site Waste Management Plan, and
- Landscape and Visual Impact Assessment.

Based on the above, we consider that you have sufficient information to provide a Screening Opinion under Regulation 5 of the 2011 Regulations in respect of the above development. However, should you require any further information at this stage please contact Mark Walton or myself on 0121 456 7444.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Keith Fenwick', written in a cursive style.

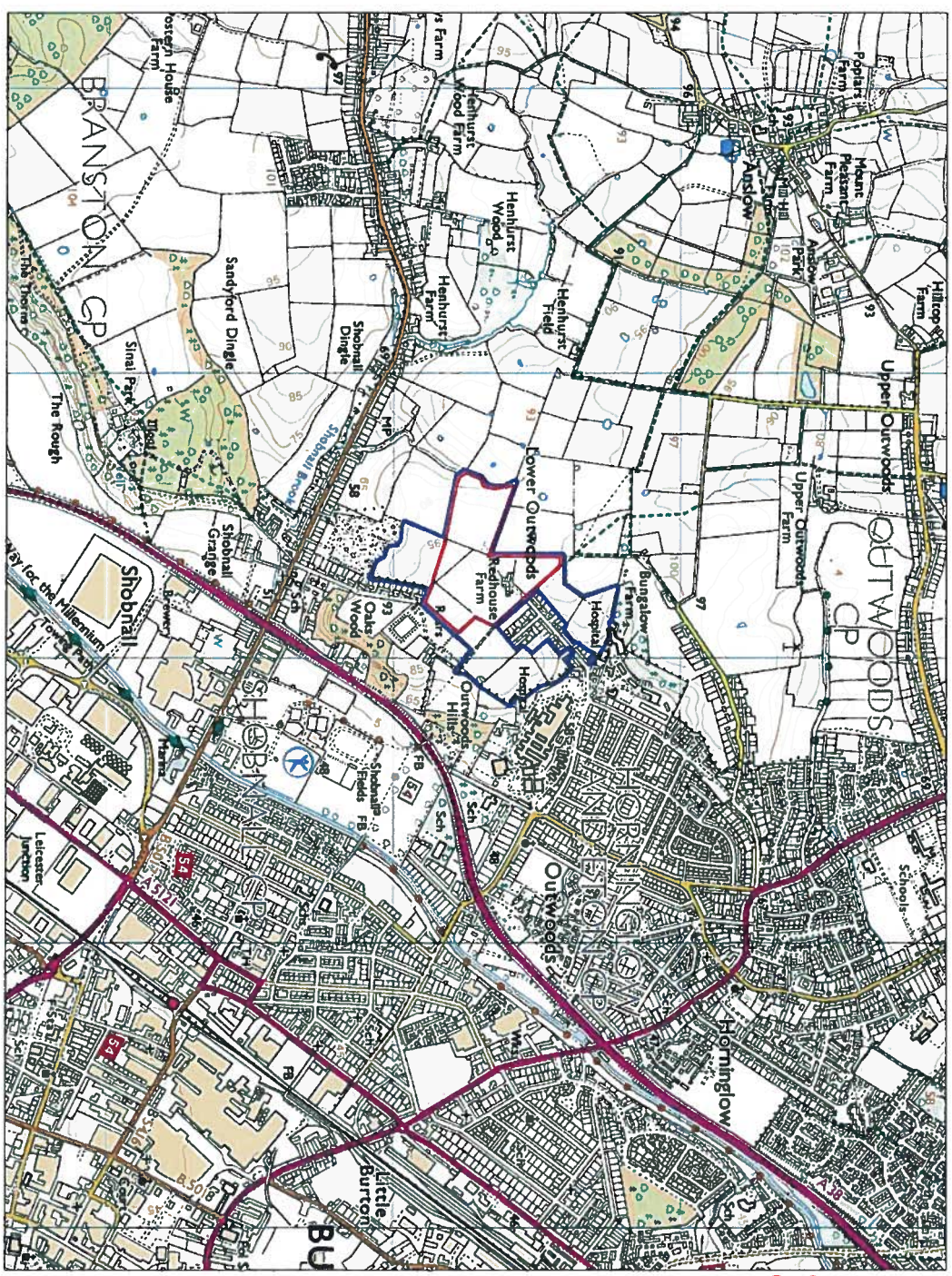
Keith Fenwick
Director

Enc.

Land Ownership



Application boundary



Mapping extract from 1:25000 OS data

P/12/00969

redhouse farm, outwoods