

**Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended)**

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

**Proposed Development:**

**Re-alignment of southern section of the internal estate road and reposition of an existing earth bund with landscaping and associated works**

**National Football Centre, St Georges Park, Burton upon Trent, Staffordshire**

**Introduction:**

The Council has been requested to adopt a Screening Opinion as to whether the above development requires Environmental Impact Assessment (the submission of an Environmental Statement) by letter dated the 13<sup>th</sup> August 2010.

The 'original' development (granted permission in May 2010 – P/2010/00255/PO/CLF) was the subject of an EIA. The changes now proposed relate to the:

- Re-alignment of an internal estate road
- Re-positioning of an existing bund and landscaping

**Schedule 1:**

No

**Schedule 2:**

Yes

The development proposed does not fall within Schedule 1 of the Regulations.

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 12(c), of Schedule 2 as a 'holiday villages and hotel complexes' is recommended.

The area of the proposed development (21.3ha) exceeds the 0.5ha threshold laid down by the above regulations beyond which an Environmental Statement may be required.

**Circular 2/99:**

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. Paragraph 33 of Circular 2/99 indicates that the Secretary of State's view in that, in general, EIA will be needed for Schedule 2 developments in three main types of case:

- a) for major developments which are of more than local importance (e.g. wide ranging environmental effects)
- b) for developments which are proposed for particularly environmentally sensitive or vulnerable locations (paragraphs 36-40); and
- c) for developments with unusually complex and potentially hazardous

environmental effects

The applicants have provided analysis in relation to the characteristics of the development, the location of the development, and the characteristics of the potential impacts.

The scale of the amendments proposed, the limited environmental sensitivity of the NFC site, and the limited impacts of the revised estate road alignment and bund re-positioning indicate that there would be no significant additional effects beyond those assessed in the earlier 2010 EIA.

**Assessment:**

Having considered the proposal against the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and Circular 02/1999, it is not considered that an Environmental Statement will be required in this instance.

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

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

/CPO Signature .....



Date ..... 7/DEC/2010 .....