

Request for Screening Opinion under Regulation 5 of the Town and Country
Planning (Environmental Impact Assessment) Regulations 2011

Proposal : Screening Opinion

Date of initial request:	04/03/2014
Further information received:	N/A
Request acknowledged:	04/03/2014
Deadline for response:	25/03/2014

Recommendation & Key Reasons

The proposed scheme is for the erection of up to 50 dwellings on the site with associated access and landscaping works. The proposed development **does** exceed the relevant thresholds stated in Schedule 2 of the EIA Regulations. These areas have been addressed in line with the EIA Regulations and Government guidance and it has been concluded that likely significant effects would not occur. It is therefore recommended that the proposed scheme **does not** constitute EIA development.

The proposal is considered to fall within EIA Regulations, Schedule 2 paragraph 10B.

The proposed scheme exceeds the relevant thresholds given in Schedule 2 of the EIA Regulations for Infrastructure Projects as the site area exceeds 0.5ha.

The proposed scheme does exceed the relevant thresholds set for Infrastructure Projects in the Government's guidance (circular 02/99) on EIA. However, it is concluded that the development would not result in significant environmental impacts.

Principal party to be notified:	Neame Sutton Ltd (Agent)
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Description of the proposal

Physical development

The proposal is for the erection of up to 50 dwellings on site, with associated access and landscaping works. The applicant proposes a mix of dwellings on the site, to be confirmed at a later stage.

Site description

The site comprises a piece of land, set back from Frensham Vale and measuring

approximately 10.3 hectares. The site appears well treed, and slopes away from the road in a series of gradients. The site currently contains two residential properties. To the east of the site is residential development; to the west, open countryside. The site is semi-rural in character.

Considerations against Schedule 1 and Schedule 2 of the EIA Regulations

Is the proposal listed in Schedule 1?

The scheme would not involve a form of development listed in Schedule 1.

Is the proposal listed in Schedule 2?

The proposal is considered to fall within EIA Regulations, Schedule 2 paragraph 10B (Infrastructure Projects) _____

Does the proposal exceed the relevant thresholds given in the EIA regulations?

Yes – the site area would exceed 0.5ha.

Does the proposal exceed the relevant thresholds given in the official guidance on EIA (Circular 2/99)?

Yes – paragraphs A18 and A20 advise that development of more than 5 hectares, or which generate a significant increase in traffic, noise, emissions to air and water are more likely to require EIA.

Is the proposal in or adjacent to a sensitive area as defined in Schedule 2 of the EIA Regulations?

No – the site is not within or adjacent to a 'sensitive area' within the definition of the Regulations.

Is the proposal in or within 2.5km of a site designated under the Birds Directive (SPA) the Habitats Directive (SAC) or the Ramsar Convention?

The application site is within the Wealden Heath I SPA 5km Buffer Zone and Wealden Heaths I SAC 2km Buffer Zone but does not fall within the actual SPA or SAC. It may be necessary to screen the development for appropriate assessment given number of units proposed prior to application (>50).

Is the proposal in or adjacent to other potentially sensitive areas, such as local designations, protected species, contaminated land, etc?

The application site is not covered by any areas of the following areas designated at the local level for landscape or conservation (e.g. Area of Great Landscape Value (AGLV), Sites of Nature Conservation Importance (SNCI), or Local Nature Reserves

(LNRs). It is, however, adjacent to an area of potentially contaminated land and Ancient Woodland.

Screening Checklist for Schedule 2 Projects (from EIA Regulations Schedule 3)

Characteristics of the proposed scheme

Screening Criteria	Would the size of the proposed scheme be in keeping with the context in which it would be located
Scheme characteristics	
Residential development adjacent to the site to the north east, with lower density development to the north west.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme cumulate with other development?
Scheme characteristics	
No schemes proposed for immediately adjacent sites which would cumulatively result in EIA development.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme involve the use of natural resources?
Scheme characteristics	
N/A – proposal is for a residential development only.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme produce large volumes of hazardous types of wastes?
Scheme characteristics	
N/A – proposal is for residential development only.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have the capacity to give rise to pollution or nuisance?
Scheme characteristics	
N/A – proposal is for residential development only.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme present risks of accidents?
Scheme Characteristics	
N/A – proposal is for residential development only.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Sensitivity of proposed location

Screening Criteria	Would the proposed scheme be compatible with existing land use at the intended site and adjacent areas?
Scheme characteristics	
Site is adjacent to residential development to the north east. Existing site is woodland/part residential curtilage.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have implications for the relative abundance, quality & regenerative capacity of the area's natural resources?
Scheme characteristics	
Loss of woodland through clearance of the site for residential purposes. However, not Ancient Woodland and relatively small tract that would not trigger EIA.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have implications for the integrity of any wetlands?
Scheme characteristics	
No – no wetlands nearby.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have implications for the integrity of any woodland areas?
Scheme characteristics	
Loss of woodland through clearance of the site for residential purposes. However, not Ancient Woodland and relatively small tract that would not trigger EIA.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have implications for the integrity of any nature reserves or parks?
Scheme characteristics	
No – none nearby.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposal scheme have implications for the integrity of any Site of Special Scientific Interest (SSSI)?
Scheme characteristics	
No – site not subject to this designation, no designation on adjoining land.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have implications for the integrity of any Special Protection Area (SPA) &/or Ramsar site?
Scheme characteristics	
Site is within 5km Buffer Zone for Wealden Heaths I SPA but does not lie within actual SPA.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have implications for the integrity of any Special Area of Conservation (SAC)?
Scheme characteristics	
Site is within 2km Buffer Zone for Wealden Heaths I SAC but does not lie within actual SAC.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated ?	

Screening Criteria	Would the proposed scheme have implications for any areas where environmental quality standards are already exceeded?
Scheme characteristics	
N/A – not within an AQMA etc.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have implications for any densely populated areas?
Scheme characteristics	
No – site is not within a densely populated area.	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Screening Criteria	Would the proposed scheme have implications for the integrity of any landscapes of historical, cultural or archaeological significance?
Scheme characteristics	
No – site is not subject to any special landscape designations. Archaeological appraisal will be needed for site area (>0.4ha).	
Characteristics of potential impacts	
No significant impacts in EIA terms are anticipated.	

Considerations of possible impacts on the environment & human population

Issue	Comments	Significance of risks
Risks to the environment		
Air quality		Low significance
Archaeology & historic environment		Low significance
Climate change		Low significance
Ecology		Low significance
Geology & soils		Low significance
Hydrology & hydrogeology		Low significance
Landscape		High significance
Urban Environment		Low significance
Risks to the human population		
Traffic		Low significance