

Planning and Development

David Peckford, Assistant Director – Planning and Development



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8th March 2021

Dear Mr Frampton,

TOWN AND COUNTRY PLANNING ACT 1990

Application No.: 21/00663/SO

Applicant's Name: Greystoke Land Ltd

Proposal: Screening opinion to 21/00500/OUT - Erection of up to 43 new homes, access from Station Road and associated works including attenuation pond

Location: Land North Of Railway House
Station Road
Hook Norton

Parish(es): Hook Norton

In accordance with Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as "the Regulations"), the Local Planning Authority ("LPA") has screened the proposed development. This letter constitutes the formal Screening Opinion of the LPA issued in accordance with Regulation 5 of the EIA Regulations.

The development subject of this request is considered an Infrastructure project under section 10b (Urban development projects) within Schedule 2 to the Regulations and relates to an outline planning application (21/00500/OUT) for the development of the site for up to 43 new homes, access from Station Road and associated works including attenuation pond. For schedule 10b development, the EIA threshold for residential schemes is for the development of more than 150 dwellings. As the development is for 43 dwellings on the site it is considered that the proposed development is within the thresholds under schedule 2 and as such the planning application would not constitute EIA development and is not required to be supported by an Environmental Impact Assessment in this instance.

This opinion has been made by an appropriately authorised officer at the Local Planning Authority. In accordance with the EIA Regulations, a copy of this screening opinion has been placed on the Planning Register.

If you have any questions or queries regarding the above please contact the Case Officer using the details provided above.

Yours faithfully

Wayne Campbell