

**Case Officer:** Samantha Taylor

**Recommendation:** ES Not Required

**Applicant:** Mr Nigel Morris

**Proposal:** Outline planning permission for 27 dwellings including Access

**Expiry Date:** 31 December 2019

**Extension of Time:** None

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## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application site is an existing agricultural holding surrounded by residential properties. In terms of the scale of agricultural use, this is relatively small scale with open land, and barns used for storage of hay.
- 1.2. This assessment is being carried out under Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) to confirm whether the Authority would require any additional information as part of an Environmental Impact Assessment in order to determine the associated outline planning application 19/02350/OUT.

## **2. RESPONSE TO PUBLICITY**

- 2.1. Whilst it is acknowledged that this type of assessment does not usually require consultation with members of the public, it is noted that comments have been received from 8 representatives from 7 properties.
- 2.2. The comments received raised concerns with the proposed development as outlined below:
  - Future development opportunities for the site were not disclosed at the time of purchase of adjacent properties;
  - The development would negatively impact the amenity of adjacent residents through a loss of privacy, light and increase in noise;
  - The development would result in harm to highway safety for all users due to increase in vehicle movements and insufficient parking;
  - Impact on ecology and wildlife;
  - Unsympathetic location and out of character with the local area;
  - Lack of police resources;
  - Lack of facilities within Longford Park;
  - Existing flood risk issues on site;
  - Harm to rural character and amenity of the public right of way.

- 2.3. Whilst these comments are noted, at this stage of consideration Officers must only assess the proposed development against the relevant legislation and guidance, to confirm whether the threshold for requiring an Environmental Assessment is met.

### **3. RELEVANT LEGISLATION AND GUIDANCE**

- 3.1. Planning law requires that certain applications for planning permission must be considered against the legislation contained within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 3.2. When an application is of a certain scale or in an area that is particularly environmentally sensitive to development, the Authority must consider whether the proposed development would have a significant environmental effect as outlined in the legislation.
- 3.3. The Planning Practice Guidance recognises that an Environmental Impact Assessment should not be a barrier to growth and will only apply to a small proportion of development projects.

### **4. APPRAISAL**

- 4.1. Under the Environmental Impact Assessment Regulations the Authority must 'screen' the proposal to determine whether a proposal would likely have a significant effect on the environment. The local planning must determine whether the project falls within Schedule 1 or Schedule 2 of the 2017 regulations.
- 4.2. The proposed project falls within Schedule 2 of the 2017 regulations under 10 (b) urban development projects. As such, the development proposal must then be considered against the thresholds which apply to this development type.
- 4.3. In this case, the thresholds which apply to this development are as follows:
- (i) *The development includes more than 1 hectare of urban development which is not dwellinghouse development; or*
  - (ii) *The development includes more than 150 dwellings; or*
  - (iii) *The overall area of the development exceeds 5 hectares;*
- 4.4. Whilst the proposed project would result in more than 1 hectare of urban development, the proposal is for dwellinghouse development and does not exceed more than 150 dwellings. As such, the proposal does not meet the thresholds for requiring an Environmental Impact Assessment under the Regulations. Neither is the proposal within a sensitive area as defined in the Regulations, and Officers are satisfied that the impacts of the development, including those highlighted by members of the public in their comments, can be assessed under the normal planning process without the need for Environmental Impact Assessment.

### **5. RECOMMENDATION**

The Screening opinion of the Local Planning Authority is that an Environmental Impact Assessment is not required.

Case Officer: Samantha Taylor

DATE: 20/12/19

Checked By: Alex Keen

DATE: 24/12/19

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