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Our Ref: 15/00490/DISC

25 January 2016

Dear Mr Jowitt,

Application Ref **15/00490/DISC**

Location **Sites D and E Graven Hill Upper Arcott Ambrosden**

Proposal **Discharge conditions 26 (masterplan and design code), 35 (levels), 43 (employment strategy), 47 (Constuction Management Plan), 48(vi) (tree protection), 53 (vision splays), 54 (tracking), 55 (pedestrian, cycle and vehicle routes), 57 (Construction Travel Plan), 63 (water impact study), 64 (surface water discharge), 70 (programme of recording), 76 (Construction Environment Plan) and 77 (contamination) of 11/01494/OUT**

I write with regard to the above application, received on 23 November 2015, which represented a formal request for a Screening Opinion under Regulations 5 and 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA). This letter constitutes the Screening Opinion of the Local Planning Authority of the proposed development under Regulation 5 of the Regulations.

The application is seeking approval of details reserved by the conditions of the outline planning permission relating to the site, reference 11/01494/OUT. It is therefore a subsequent application in relation to Schedule 2 development and it has not been the subject of a screening opinion itself. Furthermore the application is not specifically accompanied by a statement referred to as an environmental statement for the purposes of the Regulations. Regulation 8 therefore applies and the Local Planning Authority is required to consider whether the environmental information already before them is adequate to assess the environmental effects of the development.

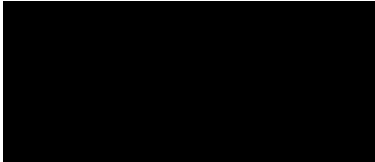
Having undertaken this consideration, it is concluded that the Environmental Statement submitted to support the outline planning application 11/01494/OUT remains adequate to assess the environmental effects of the development. In particular the information submitted to discharge the relevant conditions of the outline planning permission does not indicate that the development would result in new or different environmental effects above and beyond those which were identified at the time that the outline planning permission was granted. Therefore no further environmental information is considered necessary.

Please note that in accordance with Regulation 8(2), the environmental information submitted with the outline planning application 11/01494/OUT is being taken into consideration by the Local Planning Authority in determining the current conditions application for subsequent consent.

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

If you have any further queries, please contact the Case Officer Alex Keen (Development Management Team Leader).

Yours sincerely



pp. Head of Public Protection and Development Management