

AYLESBURY VALE DISTRICT COUNCIL

Planning

Please ask for: Mr Jason Traves

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Our Ref: 17/00694/SO

Your Ref:



29 Sep 2017

Cameron Austin-Fell
RPS Planning & Development
Highfield House
5 Ridgeway
Quinton Business Park
Brimingham B32 1AF

Dear Cameron Austin-Fell,

TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 (Amended)

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (Amended).

Proposal at: Land Off Churchway, Haddenham, Buckinghamshire

Application for: Environmental Impact Assessment Screening Request

I refer to your submission which was received by the Local Planning Authority on 20th February 2017.

I write to inform you that in the preliminary examination of the application it was found that the development does not comprise either Schedule I or Schedule II development as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (Amended). For clarity, pursuant to the 2015 amendment of the Regulations Development '10. Infrastructure projects', '(b) Urban development projects...', sub para 'i' is not applicable and the scheme falls below the applicable thresholds of sub paras 'ii' and 'iii', *inter alia*:

- "(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."*

[Emphasis added]

As a consequence Environmental Impact Assessment (EIA) is not required.

In this context a report on the need for an Environmental Impact Assessment in respect of this application has been considered under delegated powers and it has been concluded that an Environmental Impact Assessment is not required.

The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF

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Yours sincerely,

Sue Pilcher

Senior Planning Officer (Major Development Team)

AYLESBURY VALE DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

**(Environmental Impact Assessment)
(ENGLAND AND WALES)
Regulations 2011 (Amended)**

SCREENING OPINION

Relating to Application No.	17/00694/SO
Location:	Land Off Churchway, Haddenham, Buckinghamshire
Description:	Environmental Impact Assessment Screening Request

Reason for screening opinion:

To determine the likelihood of significant effects on the environment and whether an Environmental Impact Assessment (EIA) is necessary. The development comprises an Urban Development Project, however, the proposal entails of development of less than 150 dwellings on a site less than 5ha in area.

Relevant criteria:

i) Characteristics of Development

- (a) Size of development: 4.92Ha site area, proposing between 70-90 dwellings. The scheme falls below the thresholds and therefore, is not Schedule II development and EIA is not required pursuant to the threshold criteria of the 2015 Amendment to the Regulations
- (b) Cumulation with other development: The screening opinion relates to an area of agricultural land and the proposal is not part of a larger scheme.
- (c) Use of natural resources: Greenfield site but none of substantive nature.
- (d) Production of waste: Some waste is likely to be produced during construction of the new development but it is unlikely to be of a substantive nature.
- (e) Pollution and nuisance: The development would result in additional vehicle movements during the construction phase and following occupation of the residential units but it is unlikely that this would be of a substantive nature.
- (f) Risk of accidents: Potential for an increase in risk of accidents but not considered to be of a substantive nature.

ii) Location of Development

- (a) Existing land Use: Agricultural, countryside.
- (b) Natural resources in area: The site comprises open land in the countryside which would be lost as a result of the development but any impacts would not be of more than local importance.
- (c) Absorption capacity of natural environment: The proposal is not considered to raise substantive issues relating to identified criteria, but this would be assessed during the consideration of any subsequent planning application.

iii) **Characteristics of the Potential Impact**

- (a) Extent of impact: Not substantive, localised impact.
- (b) The transfrontier nature of the impact: None of obvious or substantive nature.
- (c) Magnitude and complexity of the impact: Unlikely to be substantive and would be localised impact, not anticipated to be complex impact.
- (d) Probability of the impact: Unlikely to be substantive. Possible visual impacts and potential for impact on highways, ecology, flood risk, drainage and archaeology but would be of a localised impact and therefore probability of impact is not considered substantial.
- (e) Duration frequency and reversibility of the impact: Not substantive, given localised impact but residential occupation would be permanent.

CONCLUSION AND RECOMMENDATION

The proposal is not Schedule I or II development and therefore EIA is not applicable.

The determination of this application falls within the scope of Officer delegated powers YES

DATE:31st July 2017..... SIGNED:*Jason Traves*.....

PROFESSIONAL CHECK:

AGREE RECOMMENDATION DATE: 27.09.2017

OFFICER: *Sue Pilcher*
Principal Planning Officer