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**Request for an Environmental Impact  
Assessment Screening Opinion**

**Land at North Road, Glossop**

On behalf of

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Prepared by

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## 1.0 Introduction

- 1.1 A reserved matters application for 150 dwellings at North Road, Glossop has been submitted to High Peak Borough Council. Outline consent was granted for the principle of the residential development at appeal (reference APP/H1033/A/13/220644, relating to HPK/2013/0327), matters relating to access, appearance, layout, landscaping and scale were reserved.
- 1.2 Having due regard to the provisions of the Town and Country Planning Environmental Impact Assessment Regulations 2011, the Council could request an Environmental Impact Assessment (EIA) on the likely impact of the scheme.
- 1.3 This report sets out the applicant's view in relation to the need for an Environmental Impact Assessment and is based on the EIA regulations and the associated National Planning Practice Guidance. It is maintained there is no requirement for a formal EIA and a formal Screening Opinion is requested from the LPA in relation to the proposed development.

### Site Description

- 1.4 The site measures 5.75 hectares and comprises open fields with some limited tree and hedgerow cover.
- 1.5 The site lies on the northern edge of Glossop to the east of North Road and wraps around part of an existing reservoir.
- 1.6 A site location plan is attached at Appendix 1.

### The Proposed Development

- 1.7 The Proposed Development comprises a reserved matters application for 150 dwellings in relation to the outline consent granted referenced above. There are a mix houses all being two-storey in height but with some having rooms in the roof space. Over 0.5ha of the site is set aside for public open space and almost 1ha is retained as grassland.
- 1.8 The site layout plan, detailed drawings and Design and Access Statement shows how the site will be developed to accommodate the 150 dwellings in a manner which has regard to surrounding developments and policy requirements.
- 1.9 Vehicular access to the site is proposed from North Road. The site access will accommodate vehicles and pedestrians. Additional pedestrian links are also provided onto the footpath to the east of the site.
- 1.10 The reserved matters submission shows a variety of house types (1, 2, 3 4 and 5 bed) comprising terraced, semi-detached and detached units plus some apartments. The houses are proposed to be 2 storeys in height with some having rooms in the roof space.
- 1.11 An area of open space is proposed at the eastern extent of the site adjacent to North Road.

## **2.0 Approach**

- 2.1 We have adopted the approach set out in the National Planning Practice Guidance which essentially requires 2 questions to be answered:-
  - 1. Does the proposal constitute Schedule 2 development in the meaning of the regulations? and;
  - 2. If so, is it likely to have “significant effects” on the environment having regard to Schedule 3 of the Regulations?
- 2.2 In determining the likelihood of significant effects, we have used a standard checklist of topics derived from the Regulations in accordance with current EIA practice having regard to Schedule 3 of the Regulations.

### 3.0 Schedule 2 Development

3.1 In determining whether the proposal constitutes Schedule 2 development, the following questions must be answered:-

1. Is the development of a type listed in Schedule 1?
2. If not, is it listed in Schedule 2?
3. If so, is it located in a “sensitive area”? and/or;
4. Does it meet any of the relevant thresholds and criteria set out in Schedule 2 and the relevant national planning practice guidance?

#### **Schedule 1**

3.2 EIA is mandatory for projects listed in Schedule 1 of the Regulations. The development is not of a type listed in Schedule 1 which relates to national infrastructure projects such as railways or power stations.

#### **Schedule 2**

3.3 Schedule 2 includes, under Section 10, infrastructure projects, (b) “urban development projects including car parks or leisure centres”. This total site area extends to 5.75 hectares. The site is located on the edge of the Glossop with access to public transport and local services and facilities, and therefore due consideration is given to the nature of the proposed development, which is for residential development.

3.4 When interpreting Schedule 2 the Department of Communities and Local Government (DCLG) have provided a Note on the EIA Directive for Local Planning Authorities. This highlights that the wording of the Directive or the EIA Regulations should be interpreted widely. The fact that a particular type of development is not specifically referred to does not necessarily imply that it does not apply. The categories of projects listed in Schedule 2 are illustrative, not exhaustive. DCLG advise that they should be read in a purposive manner to include similar types of projects. It is therefore the case that as this proposal could broadly be defined as an urban development project on a site over 0.5 hectares, the project could be deemed to fall within this category.

#### **Schedule 3 / Sensitive Areas**

3.4 If a project is located within or close to a “sensitive area” it must automatically be screened for the need for an EIA, regardless of its scale. The Regulations define sensitive areas as including SSSI's, AONB's, Sites of International Conservation Value and scheduled monuments.

3.5 The National Planning Practice Guidance (NPPG) advises that when screening Schedule 2 projects, the local planning authority must take account of the selection criteria in Schedule 3 of the Regulations. It is advised that not all of the criteria will be relevant in every case and that each case should be considered on its own merits in a balanced way.

- 3.6 The NPPG advises that only a very small proportion of Schedule 2 development will require an assessment and offers a broad indication of the type or scale of development which is likely to require an assessment. A set of indicative thresholds and criteria have been produced and also provides an indication of the types of impact that are most likely to be significant for particular types of development. The guidance does caution that it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or that those falling below the threshold could never give rise to significant effects, each development needs to be considered on its own merits.
- 3.7 For urban development projects over 0.5 hectares the following indicative criteria and thresholds are applied:-
- “Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed:*
- (i) Area of the scheme is more than 5 hectares; or*
  - (ii) It would provide a total of more than 10,000 sqm of new commercial floorspace; or*
  - (iii) The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)”*
- 3.8 The criteria and thresholds set out above are stated to be indicative only and are intended to help determine whether significant effects are likely. However, it is also advised that when considering the thresholds, it is important to also consider the location of the proposed development.
- 3.9 The table in the NPPG also highlights the issues that are most likely to need consideration. For urban development projects, this is stated to be the physical scale of such developments, potential increase in traffic, emissions and noise.

### **Regulations - Threshold and Criteria**

- 3.10 Schedule 2 of the Regulations identifies a number of “applicable thresholds and criteria”, most of which reflect the scale of the Proposed Development. If these criteria are met or exceeded, the Proposed Development must be screened for the likelihood of significant effects. The threshold for urban development projects is 0.5 hectares. The site area for the proposal is approximately 2.98 hectares. Therefore, under the definition, the Proposed Development is considered to fall within the remit of Schedule 2.
- 3.11 Schedule 3 of the Regulations identifies a list of assessment criteria for the screening of Schedule 2 developments. In particular the characteristics of the development, location and potential impact should be considered in the screening.

### **Summary**

- 3.12 The Proposed Development is within the threshold of a Schedule 2 development, as set out within the regulations, by virtue of its size, as under 10 (b) an 'urban development project' over 0.5 hectares in size. However, even if it falls within the category of a Schedule 2 project, the Regulations state that it should only be subject to EIA if the Proposed Development would be likely to have significant effects on the environment.

## 4.0 Likelihood of Significant Effects

- 4.1 When screening every application for Schedule 2 development in order to determine whether or not EIA is required, the National Planning Practice Guidance focuses on whether the development would be likely to have significant effects on the environment.
- 4.2 Schedule 3 of the Regulations sets out the selection 'criteria' which must be taken into account in determining whether a development is likely to have significant effects on the environment. Schedule 3 identifies three broad criteria which should be considered as follows;
- Characteristics of development (eg size, use of natural resources, quantities of pollution and waste generated);
  - Location of development (eg the environmental sensitivity of the location; and
  - Characteristics of potential impact (eg magnitude and duration).

### **Indicative Thresholds and Criteria in the EIA National Planning Practice Guidance**

- 4.3 The NPPG relating to Environmental Impact Assessments indicates that it is possible to provide a broad indication of the type or scale of development which is likely to be a candidate for EIA. This is set out in the '*Thresholds and Criteria for the identification of Schedule 2 development requiring Environmental Impact Assessment and indicative values for determining significant effects*' section of the guidance. An EIA is unlikely to be required for the development of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. It advises that "key issues to consider" are the "physical scale" of the development and to "potential increase in traffic, emissions and noise".
- 4.4 Scale thresholds are also suggested, including a site threshold of 5 hectares where a site has not been previously intensively developed and a threshold of 1,000 dwellings when considering whether there has been an urbanising effect. The total site area is 5.75 hectares and therefore does slightly exceed the 5 hectare indicative threshold. However, 1 ha is not developed and a further 0.5 ha set aside for public open space therefore the developable area is less than 5 hectares. The proposal only seeks to deliver 150 dwellings, and therefore would not have an urbanising effect, being substantially lower than the indicative threshold of 1,000 dwellings.
- 4.5 However, it is also advised that when considering the thresholds, it is important to also consider the location of the proposed development. The site is located on the edge of Glossop with housing developments to the south.
- 4.6 Taking both thresholds into account, and the site's location adjacent to the residential areas of Glossop, it is maintained the scale of the proposed development does not in itself result in the need for the proposal to be subject to an EIA.
- 4.7 Given the Site's location adjacent to a predominantly residential area and having regard to matters set out below relating to the characteristics of any



potential impacts, it is considered the Proposed Development should not be subject to EIA.

### **Air Quality**

- 4.8 The Proposed Development is for up to 150 residential units along with landscaping and open space. The proposal seeks access from North Road.
- 4.9 As set out below a Transportation Assessment was prepared to support the outline planning application. This assessed likely trip generation from the proposed development and traffic impact on key junctions.
- 4.10 Given the nature and scale of development proposed, the site context and its location adjacent to Glossop, and the likely level of traffic generation, it is considered that the development proposal would not have a 'significant' effect on air quality in the locality.
- 4.11 Potential impact on air quality from dust during the construction phase arising from implementation of the proposal could be fully mitigated by employing best practice guidelines.

### **Archaeology / Built Heritage**

- 4.12 Archaeology and built heritage were considered at the time of the outline consent and a condition on the outline consent ensures suitable recording takes place to ensure the proposal development will not significantly affect any archaeological assets. There are no heritage assets affected by the development.

### **Contaminated Land**

- 4.13 During the outline application process the site was subject to a Stage 1 Desk Study Report. The report concludes that the risk to future users of the site as a result of land contamination would be low. A condition requiring a full site investigation is attached to the outline consent.
- 4.14 In light of the above, and having regard to the proposed scale of the development in the local context of the application site, it is considered the proposed development would not have a significant effect on the environment in relation to contaminated land.

### **Ecology**

- 4.15 The Biodiversity Management Plan submitted with the outline application confirms that the development can take place without harm to natural habitats and the proposed development presents opportunities to enhance the ecological value of the site. A further plan is required by condition.
- 4.16 In light of the work undertaken it is not considered the Proposed Development would result in significant effects on ecology, existing trees or hedgerows, such that it should be made subject to any EIA.

### **Electronic Interference**

- 4.17 Given the location of the Proposed Development, scale of the proposed new buildings and local topography, the proposed development is unlikely to have a marked effect upon, for example, television reception for existing local residents although remedial measures can be secured if problems are identified.

#### **Micro Climate**

- 4.18 Given the scale of the buildings and the topography of the site, it is unlikely the proposed development will result in significant changes to ground level conditions.
- 4.19 The precise effects in any one case are relatively complex, reflecting factors such as wind patterns, building height, shape, orientation and roughness, and the design of the external spaces. It is considered that the proposed landscaping and the height and orientation of the buildings will not result in detrimental micro climatic conditions. The site is adjacent to the urban area of Glossop with residential uses and open space on adjoining land and the proposed land use will not materially alter this.

#### **Noise and Vibration**

- 4.20 The construction impacts of the development, including noise, dust, vibration and traffic movements, can be managed and mitigated during the construction phases through implementation of appropriate measures. In this context, there are no noise and vibration issues which would warrant the request for an EIA.

#### **Daylight and Overshadowing**

- 4.21 Given the topography of the site, the proposed scale and height of the proposed development and the layout proposed, it is considered there will be no lighting or overshadowing issues as a result of this development proposal. The site layout closely reflects the indicative layout approved under the outline consent and has been prepared in accordance with appropriate standards set by the LPA.

#### **Visual Impact**

- 4.22 The proposed layout reflects the indicative layout approved under the outline consent and, as with the detailed design, has been informed following an initial appraisal of the site, its surrounds and landscape character.
- 4.23 Consideration has been given to the surrounding uses (residential / open countryside) to ensure the development would be in-keeping with its surrounds and also facilitate links into and through the site for pedestrians, cyclists and vehicular traffic.
- 4.24 In summary we consider that the proposed development set out on the proposed layout and the detailed designs would be acceptable in terms of landscape and visual impact.

#### **Socio-Economic**

- 4.25 The proposed development comprises up to 150 residential units and associated car parking and landscaping. It will enhance social inclusion within the Glossop area by providing an attractive and well laid out residential development in a sustainable location.
- 4.26 The site is adjacent to existing residential areas and as such its relationship with the nearby urban areas makes it an appropriate and sustainable location for residential use. The provision of an element of affordable housing is also a material consideration which meets the objectives of social economics. These will be looked at as part of the overall proposal. The scheme delivers social gain by enhancing housing choice in Glossop in a sustainable location.
- 4.27 There will also be economic benefits through private investment, job creation and increased spend (direct and indirect) in the local economy.

### **Transportation**

- 4.28 A Transport Assessment was provided with the outline planning application.
- 4.29 There is a single point of access on North Road and the scheme will have a negligible impact on the local highway network. The Travel Plan to be provided by condition will provide for the opportunity for non-vehicle trips.
- 4.30 The Transport Assessment for the site advises that the traffic generated by the proposed development will have no material adverse impact upon the operation of the highway network and will operate in a safe and secure manner. As a consequence, there are no highway related matters which would generate the requirement for an EIA.

### **Waste**

- 4.31 The disposal of household waste will be handled in accordance with the statutory requirements of the Council. Waste collection facilities are incorporated into the design, construction and use of the proposed development. Given the nature of the proposed development it is not considered that the type of waste produced or its disposal would result in significant effects on the environment.

### **Water and Flood Risk**

- 4.32 A Flood Risk Assessment was submitted with the outline application. The Site is within Flood Zone 1.
- 4.33 The FRA and subsequent reservoir study confirms the proposed development can satisfy the requirements of national planning policy and practice guidance relating to flood risk.
- 4.34 It is therefore concluded there are no issues with respect to flooding or capacity of the drainage systems and therefore the proposed development would not result in a significant effect on the environment as a result of flooding or drainage issues.

## 5.0 Conclusions

- 5.1 In conclusion, the Proposed Development can be considered to be a Schedule 2 development but does not exceed the indicative thresholds of a Schedule 2 project. Based on the information provided it is concluded that the proposed development would not result in significant effects on the environment and as such the application does not need to be subject to an EIA. This reflects both the character of the site, the character of the surrounding area, and the opportunity for mitigation to be built into the design and construction of the development as necessary.
- 5.2 The reserved matters application is supported by the following documents:
- Planning Statement
  - Statement of Community Involvement
  - Design & Access Statement
  - Full plans, elevations and sections
  - Completed application forms
  - EIA Screening Request
  - Landscape Strategy and Outline Landscape Management Proposals.
  - Energy and Sustainability Statement.
  - Supporting Ecology Information.
  - Supporting Drainage Information.
- 5.3 Having regard to the matters set out in this Screening Report, it is considered the Proposed Development does not need to be subject to an EIA.

## Appendix 1

### Site Location Plan

