

SCREENING OPINION ADDENDUM – REFERENCE 11/00758/OUT

TOWN AND COUNTRY PLANNING (EIA) (ENGLAND AND WALES) REGULATIONS 1999

Proposal:

The proposal is an outline application for residential development for up to 450 dwellings with all matters reserved except for access.

Assessment:

The residential development of the site has previously been considered against the criteria set out in Schedule 3 of the Regulations and it is not considered that there has been any material change in site circumstances or the EIA legislation since this date to warrant a review of the screening opinion provided on 11.2.10 (copy attached).

Dated: 13.1.12

Signed:

(Planning officer)

Checked

Mr S Dance
3495
pabc@broxtowe.gov.uk

SJD/PD 10/10060/ENQ

11 February 2010

Mr C Lindley
Senior Planner
DPDS Consulting
100 Mansfield Road
Derby
DE1 3TT

Dear Mr Lindley

THE TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999 AS AMENDED BY THE 2000 AND 2008 REGULATIONS AND CIRCULAR 02/99 PROPOSED RESIDENTIAL DEVELOPMENT - LAND AT FIELD FARM STAPLEFORD

I refer to your letter of 27 January 2010 concerning the above.

I now attach our formal screening opinion in connection with your request which you will see determines that an EIA is not required in this case.

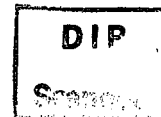
However, I am sure you will be aware of the sensitive nature that any proposed development of green belt land would generate and, in this respect, would advise that substantial justification will be required to support any application on this site. I note a number of studies have previously been undertaken on this site associated with earlier submissions to the local plan process.

If you intend to proceed with an application I would welcome the opportunity to discuss details of any supporting information that the council will, in any event, require as part of our usual validation procedures.

Yours sincerely

S J Dance
Head of Planning and Building Control

Enc



SCREENING OPINION – APPLICATION 10/10060/ENQ LAND AT FIELD FARM STAPLEFORD

TOWN AND COUNTRY PLANNING (EIA) (ENGLAND AND WALES) REGULATIONS 1999

Proposal:

The proposal is for **residential development at Field Farm, Ilkeston Road, Stapleford**. The site consists of an area of open fields approx 38.76 hectares in extent to the north of Ilkeston Road and east of Trowell Road. Development would consist up to 500 dwellings of mixed house types and tenure with associated access, open space, landscaping and infrastructure works.

The proposals constitute a Schedule 2 Category 10b development as an urban development project exceeding 0.5 Hectares

Assessment:

The application has been considered against the criteria set out in Schedule 3 of the Regulations:

1. Characteristics of development

The proposed development as described in the screening opinion request – and covered by illustrative master plans submitted to the Council with other supporting documents relating to this site – proposes a wholly residential development of approximately 500 dwellings accessed from both Ilkeston Road and Trowell Road. The scheme involves the introduction of substantial open space to the north east of the site linking to the Stapleford Hill and the Nottingham Canal to the north. A strip of open space is proposed through the site following the line of Boundary Brook and providing opportunity for sustainable urban drainage.

For the purposes of this assessment it is assumed that the proposals would include no other development within other categories of Schedule 2. There are no indicators from the information available that the development would lead to further development of adjacent land, impact on the use of natural resources, produce unexpected waste or create pollution, air quality issues or other nuisances or risk of accident associated with substances or technologies.

2. Location of development

The land is currently designated as green belt performing a separation function between Stapleford and Trowell and is predominantly agricultural grade 4 land with some elements of grade 2 land on the east side. There are no statutory or non statutory, ecological, woodland or archaeological designations on the site although the existence of former mining activity and proximity to Stapleford Hill with a history of Prehistoric and Roman activity is noted. It is known that the western half of the site was subject to opencast coal extraction in 1950 and therefore subject to backfill which might give rise to the need for contamination checks.

There are no special landscape designations of the area.

3. Characteristics of the potential impact

The development as proposed would clearly reduce the strategic gap between Stapleford and Trowell although I am aware of the inspector's recommendations to the 2004 Broxtowe Local Plan in respect of that issue. To that extent the impact of the development would be substantial visually in an area that has served a green belt function for many years. There would be a potential loss of some limited grade II agricultural land. Contamination and ground stability checks would be required in respect of any parts of the site subject to previous opencasting activity in any event. In the context of the EIA regulations there would be no impact on sites of recognised environmental significance. The site is significantly below the the advisory threshold of 1000 dwellings for the purposes of an EIA.

Conclusion

The Council has considered the development against the criteria set out in Schedule 3 of the Regulations and has taken account of the substantial information already available on this site

together with the information that will need to be submitted in any event in respect of the normal validation requirements for a development of this scale. On the basis that the development would not impact at the scale advised for EIA development or that the site does not contain any statutory designations appropriate to the need for an EIA the Council has decided that an EIA is **not** required for application (10/10060/ENQ).

EIA required Yes No

Dated: 11th February 2010

Signed:



S Dance
Head of Planning & Building Control
Chief Executive's Department
Broxtowe Borough Council