
Under the Town and Country Planning
(Environmental Impact Assessment) Regulations 2011:-

SITE: The Oval, Hereford

REF: 131391/F & 130390/O

DATE: 16/9/13

DEVELOPMENT: Demolition and regeneration to include 259 new build flats/houses, external refurbishment of existing flats above shops and new community hub

Part II, Regulation 4: **SCREENING DETERMINATION**

The proposal is not listed in Schedule 1.

The proposal is not listed in Schedule 2.

SCREENING CRITERIA

The Regulations – SI 2011/1824	DETR Circular 02/99
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SCREENING OPINION

The proposal is listed in Schedule 2, exceeds the threshold but is not in a sensitive area

REASONS FOR THE OPINION

Whilst the site exceeds the thresholds identified in Schedule 2 Column 1 and Circular 02/99, the site is not within a Sensitive Area. The proposal seeks to redevelop an existing residential development within an established residential area and would result in a relatively modest uplift in the number of dwellings from 214 dwellings to 259.

The main environmental impacts that have been identified relate to the loss of existing open space, the potential impacts on the living conditions of existing residents, the effect of construction traffic on the local highway network, the potential generation of waste (building material and soil) and the likely effects on protected species and the integrity of the River Wye SAC/SSSI through foul and surface water discharges.

It is considered that the impacts of these potential environmental impacts can be minimised through the controlling of activities associated with the phased redevelopment of the site

Conclusion

On balance, and based on the assessment above, the likelihood of significant adverse environmental effects is considered to be **low** risk

Signed  Title: Head of Neighbourhood Planning

Date: 16 September 2013.....

EIA SCHEDULE 2 SCREENING CHECK-LIST AND REPORT

Site and proposal details

REFERENCE NO	131391/F & 130390/O	GRID REF		Site visited? Y/N	Date: 4/7/2013
SITE ADDRESS inc postcode	The Oval, Hereford	APPLICANT		Keepmoat/Herefordshire Housing	
PROPOSAL	Demolition and regeneration to provide 259 flats/houses, refurbishment of flats above shops and community hub	AGENT		BM3 Architecture Ltd	
Application registered?	Y	MAJ MIN	6.69 hectares	CASE OFFICER	Kelly Gibbons

Stage 1: Is the proposal indicated by the broad descriptions given in Schedule 2 Column 1 of the Regulations?

Yes	✓
No	

Ref No [e.g. 3 (a)]	Relevant description/s (the descriptions are indicative, not prescriptive).
10 (b)	Urban development project

Note to stage 1: If the proposal clearly is not included the project is either Schedule 1, or not EIA. In such cases go straight to writing the short report after stage 4:

Stage 2: Does the proposal exceed threshold criteria in Schedule 2 Column 2 of the Regulations?

Yes	✓
No	

Ref No [e.g. 3 (c) (i)]	Relevant threshold and/or criteria [e.g. floor or site area, scale, size etc]	Relevant proposal details for comparison
10(b)	0.5 hectares	6.69 hectares

Note to stage 2: Schedule 2 development included in Column 1 but falling below the Column 2 thresholds may still be EIA if the site is in a 'sensitive location' as determined in stage 4.

Stage 3: Does the proposal exceed any of the more lenient criteria in Annex A of Circular 02/99?

Yes	✓
No	

Enter all relevant details [May be multiple criteria/thresholds].

Ref No [e.g. A15]	Relevant criteria [e.g. floor or site area, scale, size etc]	Relevant proposal details for comparison
A18	5 hectares	6.69 hectares

Note to stage 3: Schedule 2 development falling below the Circular 02/99 criteria can still be EIA if the site is in a 'sensitive location' as determined in stage 4, likewise exceeding criteria is not automatically EIA

Stage 4: Assessing Sensitivity

ASSESS ALL CONSTRAINTS & DESIGNATIONS AFFECTING OR AFFECTED BY THE PROPOSAL AND ITS SURROUNDING AREA. A BROAD APPROACH IS NECESSARY.

Note: EIA Regulation 2(1) defines 'sensitivity' (and see 2006 EIA Agriculture Regs: SI 2006 2362) and therefore where the criteria in Circular 02/99 do not apply

A

EU/National designations	On/adjoining site ✓	Surrounding Area ✓
River Wye Special Area of Conservation(SAC)/Site of Special Scientific Interest (SSSI)		✓
Potential for bats	✓	

B

Local and other indicators for 'environmental sensitivity'	On/adjoining site ✓	Surrounding Area ✓
Great Western Way Site of Interest for Nature Conservation (SINC) 0.5 km to north	✓	
Newton Brook SINC 100m to west		✓
Belmont Meadow Local Nature Reserve 600m to west		✓

	Yes/No	Details
(a) Is the proposal site within a type A or B 'sensitive area?'	No	
(b) Is the proposal close to a type A or B sensitive area? (distance?)	No	
(c) If not, is the proposal site sensitive for other reasons?	No	
(d) Is the proposal for intensive agriculture?	No	
(e) If yes to (d), is the site or general area 'semi-natural'?	No	

Stage 5: PLANNING OFFICER'S APPRAISAL:

Schedule 3 selection and assessment criteria. Tick all applicable and likely to raise concerns.

1 Characteristics of the development:

(a) size and scale	✓	(d) production of waste	✓
(b) cumulation with other development	✓	(e) pollution and nuisance inc noise	✓
(c) use of natural resources	✓	(f) risk of accidents (substances / technologies)	

2 Location and environmental sensitivity:

(a) existing land use/s		(d) existing environmental quality	
(b) capacity of natural resources (eg water)		(e) populations	
(c) environmental absorption capacity		(f) landscapes/archaeological	

3 Potential impacts:

(a) geographical area to be affected		(d) probability	
(b) any transfrontier issues		(e) duration, frequency and reversibility	
(c) magnitude and complexity			

CONSULTATION RESULTS (OPTIONAL)

	Consulted?	Response
Environment Agency	No	
Natural England	No	
Ecologist	Yes	No objection subject to habitat protection/enhancement scheme
Landscapes	Yes	Concern in respect of the limited landscaped open space
EHO	Yes	No objection subject to conditions protecting future occupants from traffic noise, submission of a Construction Method Statement and control over hours of construction
Welsh Water	Yes	No objection

APPRAISAL REPORT

5.0 Site location and description of the proposal;

The application site comprises a 6.69 hectare site that lies to the south west of Hereford in the residential area known as Newton Farm. The majority of the site lies to the east of the Belmont Road (A465) with the site encompassing the land to the west of Goodrich Grove, north of Kilvert Road (Broxash Drive, The Oval). The Great Western Way forms the boundary to the east. There is also a smaller parcel of land that lies to the north of Belmont Road, adjacent to Beattie Avenue.

The majority of the area off Kilvert Road and Broxash Drive is characterised by three storey blocks of two bed apartments that are set amongst green shared spaces and areas. To the north of the site, fronting Belmont Road, lies a parade of shops at ground floor with residential units above.

131391/F

Application 131391/F is a full planning application for the redevelopment of the Oval within which Herefordshire Housing (HHL) propose to demolish three storey blocks on Kilvert Road, Broxash Drive, Belmont Road and Beattie Avenue and the area regenerated. The key objective of this regeneration is to create a sustainable community within the Oval Regeneration Area. The proposal includes the provision of 259 new properties. 50 % of these would be let by HHL and 50% would be sold on the open market by Keepmoat. The total uplift in the numbers of dwellings will be 49.

The layout of the proposed development is based upon the existing road layout, utilising a more traditional approach of primarily two storey dwellings with parking to the front and rear gardens that are, in the main, back to back with other gardens. The exceptions to this are the two and a half and three storey 4 bed properties that front Belmont Road and a small cluster of properties that would front Broxash Road and Kilvert Road. 14 one bed bungalows are sited to the east of the site around a shared surface driveway. The dwellings

are a mix of designs, but utilise a buff coloured brick, with blue detailing and render. Box bay detailing and large windows at first floor are also prevalent through the dwellings types and design.

There are also two blocks of apartments. The first lies in a corner position at Belmont Road and Goodrich Grove. This will be a flat roofed, three storey block designed with a curved floor plan and façade and utilising a mix of blue grey bricks, ivory render and grey aluminium box bay windows. The parking court associated with this would be sited to the rear of the property accessed from Broxash Drive.

The second apartment block is located to the north of Belmont Road and fronting Beattie Avenue. This element would be partially four storey with a flat roof. The building will have a mix of materials, again including a buff brick ivory render, grey panelling to the fourth floor and grey aluminium box bay window detailing. The parking court associated with the property would be sited to the rear of the building, accessed off Beattie Avenue.

The proposal also includes the retention of the local shopping area and retail units. In order to ensure that these would remain operational during development it is proposed that these three blocks / units, and their apartments would be refurbished utilising a panel system in a mix of materials to match the rest of the development.

The application submission confirms that the developer are committed to reducing carbon emissions and achieving Code for Sustainable Homes Level 4 through the use of highly insulated external envelopes, greater waste efficiency and constructed to an air tightness of 5.0m³.hr/m² thus reducing the heat loss significantly.

131390/O

The second associated application is for the construction of a community hub. This application is in outline form, and the application site is located to the north of the site to the west of the retail units. The proposal is for an 800 m² building with the remaining area being used for landscaping and car parking. The proposed building would be three storey and would accommodate a reception area, restaurant / café, offices and public facilities.

5.1 Stage 1: Schedule 1 or Schedule 2 column 1 development;

The proposal is considered to represent an urban development project falling with category 10(b) of Schedule 2

5.2 Stage 2: Schedule 2 column 2 thresholds;

At 6.69 hectares the total site area exceeds the 0.5 hectare threshold

5.3 Stage 3: Circular 02/99 thresholds;

At 6.69 hectares the total site area exceeds the 5 hectare threshold but is below the 1000 dwelling limit identified in paragraph A19

5.4 Stage 4: Sensitivity, including designations and amended / additional legislation;

The site itself is not within a designated Sensitive Area. There are sensitive designations in the locality with the River Wye SAC/SSSI being located some 0.5 km to the north, and a locally designated tributary of this watercourse (Newton Brook SINC) running some 100m to the west.

The overall size of the development site at 6.69 hectares is significant in terms of the thresholds identified but in this case the project involves a regeneration of the area that would result in only an additional 49 dwellings and a community hub in addition to the existing built form. This would all be incorporated by utilising the existing road network with the main localised environmental impact being the loss of equipped playspace although this would in part be mitigated by the increased availability of private gardens (the existing layout relies heavily on communal open space for recreation) and the proximity of existing formal and informal space provided in the wider area.

It is considered that the demolition and construction phase are likely to be the most disruptive impacts and this is part would be mitigated by a phased approach enabling existing residents to be decanted out of accommodation and then re-homed as each phase is completed. There will undoubtedly be noise and disturbance associated with the work proposed but it is not considered that these would be significant or unusually complex such that adherence to the Construction Method Statement and restricting the hours during which construction (0800-1800) can take place would not minimise the effects.

The development site is close to the busy A465 which in turn intersects with the A49(T) approximately 1 km to the north-east and as such the traffic generated during the construction phase warrants consideration. Again the multi-phased approach to construction (13 phases over a projected 5 year timeframe) is such that the impact of traffic volumes would not have a significant environmental impact in terms of exceeding the capacity of the local highway network.

The likely site waste emanating from the redevelopment of the site, subject to compliance with the required Site Waste Management Plan, would minimise the environmental impact of the waste streams associated with the development. The phasing of development will facilitate the managed treatment of any unforeseen contaminant and the appropriate licensed disposal of waste off-site that cannot be re-used as part of the redevelopment.

The potential impact upon roosting bats has been dealt with in the submission. The Bat Emergence Survey indicates that there were no bats present at the time of survey and that subject to any work commencing after 1 May 2014 being suspended until a further survey it is considered that there would be no significant environmental effect associated with the slight chance of bats roosting in buildings identified for demolition. The likely significance of effects on the River Wye through the increase in discharges from the site has been taken into account. The HRA screening of the proposal is on-going and will provide the necessary legislative control over any risk to the integrity of the River Wye SAC/SSSI. Notwithstanding this it has been agreed that any new development that will discharge to existing public sewers where Welsh Water do not object on the ground of the capacity of the receiving waste water treatment plant. This is the case subject to the separate discharge of foul and surface water from the site. This coupled with the slight decrease in bedroom accommodation is sufficient to conclude that there would be unlikely to be significant effects associated with the proposal.

The potential impact from additional surface water outfall has been considered. It has been identified that there is sufficient capacity within the existing public surface water system to accommodate any additional run-off. This has been confirmed by Welsh Water in their response to the application submitted

RECOMMENDED SCREENING OPINION:

	✓
The proposal is not listed in Schedule 2	
The proposal is listed in Schedule 2 but falls below all thresholds and is not in a sensitive area	
The proposal is listed in Schedule 2 and falls below the thresholds but it is in a sensitive area	
The proposal is listed in Schedule 2, exceeds the threshold but is not in a sensitive area	✓
The proposal is listed in Schedule 2 and exceeds the thresholds	

Therefore the proposal **is not** EIA Development and an Environmental Statement **will not** be required

Reasons:

Whilst the site exceeds the thresholds identified in Schedule 2 Column 1 and Circular 02/99, the site is not within a Sensitive Area. The proposal seeks to redevelop an existing residential development within an established residential area and would result in a relatively modest uplift in the number of dwellings from 214 dwellings to 259.

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