

EIA SCHEDULE 2 SCREENING CHECK-LIST



Site and proposal details

REFERENCE NO	130949/O	GRID REF		Site visited? Y	Date 8 th July 2013
SITE ADDRESS inc postcode	Land at The Leadership Trust, Penyard House, Weston Under Penyard, Ross-on-Wye, Herefordshire		APPLICANT	Mr S Farley, The Leadership Trust, Penyard House, Weston Under Penyard, Ross-on-Wye Herefordshire, HR9 7YH	
PROPOSAL	Mix use development providing up to 25 dwellings and up to 1,440sqm of B1 employment floorspace		AGENT	Mr Jones, Pegasus Planning Group, Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT	
Application registered?	Y	MAJ MIN	Size.area	CASE OFFICER	R Jenman

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

Yes	Y
No	

Ref No [e.g. 3 (a)]	Relevant description/s (the descriptions are indicative, not prescriptive).
10 (a)	Industrial estate project
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	Y
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(a & b)	0.5 hectares	03.40 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

Yes	
No	

Annex A of Circular 02/99 ?

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

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
A19	Urban development project	1000 dwellings in the 02/99 threshold
A18	Industrial estate project	20ha is the 02/99 threshold

Note to stage 3: Schedule 2 development falling below the Circular 02/99 thresholds can still be EIA if the site is in a 'sensitive location' as determined in stage 4

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) prescribes sensitivity of national and international status (and see 2006 Regs) where the more lenient thresholds in Circular 02/99 do not apply

A

EU/National designations	On/adjoining site ✓	Surrounding Area ✓
River Wye SAC/SSS1		Y
Grade II Listed Weston Hall 250m to west		Y
Grade II Listed Street House 80m to north east		Y
PROW to north		Y

B

Local and other indicators for 'environmental sensitivity'	On/adjoining site ✓	Surrounding Area ✓

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

Stage 5: PLANNING OFFICER'S APPRAISAL:

1 Characteristics of the development:

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

2 Location and environmental sensitivity:

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

3 Potential impacts:

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

APPRAISAL REPORT**5.0 Site location and description of the proposal;**

The proposal is for outline consent for a mix use development providing up to 25 dwellings and up to 1,440 square metres of B1 employment floor space on land to the east of The Leadership Trust in Weston-under-Penyard.

The site is currently agricultural land/ grassland which is located to the west of the settlement boundary of the village of Weston Under Penyard. Key site features are the mature trees along the roadside boundary, the field oak tree within the proposed development and two field lime trees to the north of the site. Public footpath WP25 is close to the northern boundary. The site is north of the A40 which runs between Ross-on-Wye and Gloucester, east of the site is Weston Cross Inn /residential properties and west is the current site of the Leadership Trust which is a training centre. The site area total 3.397ha

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

The proposal is not listed in Schedule 1.

The proposal is listed within Schedule 2 column 1 10 (a) as an Industrial Estate Development project and 10 (b) as an Urban development project

5.2 Stage 2: Schedule 2 column 2 thresholds;

The proposal exceeds the 0.5hectare threshold set out in the regulations

5.3 Stage 3: Circular 02/99 thresholds;

The proposal does not exceed the 5 hectares/1000 dwelling threshold in Circular 02/99 or the threshold of 20hectares for Industrial estates.

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

The site is considered to lie adjacent but not within a sensitive area.

Schedule 3 selection and assessment criteria. Tick all which apply to the proposal and would be likely to raise concerns.

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 and exceeds the thresholds but is not in a sensitive area	X
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:

The scale of the proposed development exceeds the thresholds within Schedule 2, part 10 (a) and 10 (b) of the Regulations but not those within Circular 2/99 (A18 and A19) in relation to both size of the site.

The site does not fall within a sensitive area and there are no locally significant designations that are likely to be affected by the development. The site is however a greenfield site and has a degree of environmental sensitivity but the characteristic of the development being low density will enable site specific environmental effects to be mitigated. Adequate land will exist within the site to achieve sustainable drainage, control watercourse pollution risk and mitigate any flood risk.

The most significant direct environmental impact is considered to be the likely landscape and visual impact associated with developing this site on the edge of the settlement, as well as the likely impact on the biodiversity of the site. Much of this value derives from its tranquil unspoilt rural location. Protected species are present on the site and adjoining land, which includes many grass and herb species.

Whilst this issue is likely to be a key determinant in the acceptability of the proposal, the landscape does not fall within a sensitive area. The assessment of the impact is not considered to be of such complexity and magnitude in this case so as to warrant an ES.

The nature, scale and intensity of use of the proposed development will have a significant impact upon the landscape quality, character, appearance and amenity of the area, and the proposed employment side of the proposal is a use significantly different to existing uses in the area.. Furthermore the development would put

significant increased demands upon and risk significantly impacting the local road network and water supply hereabouts.

The scale of the residential development is considered acceptable and capable of integrating with the village without compromising key services and facilities both within the village and the wider locality.

The construction phase will cause disturbance to local residents though increased noise, dust, vibration and traffic and the duration of this impact may be relatively long if the development is phased over a long period of time. However, this impact can be mitigated with a construction environmental management plan controlling matters such as working hours, construction traffic, wheel washing, dust suppression techniques etc.

In conclusion, given the characteristics of the development and the relatively low environmental sensitivity of the site and locality; the nature magnitude and complexity of the likely impacts are not considered in isolation or cumulatively to trigger the need for an ES. Any environmental impacts that may occur during the construction and operation phases can be satisfactorily addressed through the implementation of appropriate surveys, precautionary measures and working practices and are capable of being mitigated, as necessary.