

Ms Megan Wright
Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

Date: 20th December 2022
Our Ref: 22/03089/SCREEN
Please ask for: David Ditchett
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Dear Ms Megan Wright

APPLICATION: 22/03089/SCREEN

PROPOSAL: Screening opinion request for development of up to 140 dwellings.

AT: Land South Of Burford Road Minster Lovell

FOR: Ms Megan Wright

I write in regard to your enquiry received by the Council on the 02.11.2022 requesting a Screening Opinion.

The assessment is undertaken under the terms of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 only. It is important to note that the assessment does not constitute an opinion or determination under planning policy as to the acceptability or otherwise of the development in Planning terms.

Whilst this application is residential development within category 10 (b) of Schedule 2 to the Town and Country Planning (EIA) 2017 Regulations, exceeding the applicable thresholds. Having considered the criteria stated within Schedule 3, the Local Planning Authority concludes that it will not be likely to have significant environmental effects having regards to its characteristics, location and the types and characteristics of the potential impact.

The development is not considered to be EIA development requiring the submission of an Environmental Statement.

The Town and Country Planning (Environmental Impact Assessment) regulations 2017

EIA Screening Opinion – Reasons

Based on the information provided, and in the context of the Regulations, it appears that the proposed development is unlikely to have significant effects on:

- Flooding - the site lies in Flood Zone 1 and not likely to cause significant surface water flooding effects;
- Ecological and arboricultural sensitive areas - the site does not lie in any designated sensitive areas;

- Historic environment – the site is some distance from sites of historical or cultural interest and heritage assets;
- Traffic – the proposal is unlikely to generate significant traffic or effects on the highway network;
- Noise, pollution or disturbance - the location and nature of the proposal means the effects in terms of noise, pollution or disturbance are likely to be limited in the short, medium or longer term. However, a noise assessment will be required for this development. Assessment should look at the impact of road traffic noise on the proposed development and suggest methods to mitigate noise by design and layout;
- Social and economic – the proposal is not of a scale that will have significant social and economic effects (Officers would encourage the applicant to undertake an assessment of health and wellbeing effects through the use of the Oxfordshire HIA Toolkit
<https://futureoxfordshirepartnership.org/projects/oxfordshire-health-impact-assessment-toolkit/>)

However, the site does lie immediately to the south of the Cotswolds Area of Outstanding Natural Beauty, an area designated for its landscape value, where the Council is statutorily required to have regard to the purpose of conserving and enhancing the natural beauty of this landscape. AONBs are identified as sensitive areas. A Landscape and Visual Impact Assessment (LVIA) will therefore be required to support the planning application.

EIA detailed government guidance (in Paragraph 032) states

‘In practice, the likely environmental effects of Schedule 2 development will often be such as to require an Environmental Impact Assessment if development is to be located in or close to sensitive sites.’

Careful consideration should, therefore, be given to the environmental effects of this proposal, especially the landscape impacts and whether they are capable of being mitigated and moderated. Such consideration should be given to both this proposal and its cumulative impacts, given the development underway immediately to the east of the site.

Overall, with regard to the considerations in Schedule 3, it is considered that the scale of the proposal would lead to effects of limited magnitude in terms of the geographical area. The development will be visible beyond the bounds of the site and will affect the setting of the AONB. However, the proposal is not considered to be EIA development requiring the submission of an Environmental Statement.

I trust this is of some assistance. If I can be of further help, please do not hesitate to contact me.

Yours sincerely,

David Ditchett
Principal Planner