

Carl Stott

From: Carl Stott
Sent: 07 September 2021 19:16
To: 'Scott Ann'
Subject: RE: P/20/2199/2 Leconfield Road Nanpantan
Attachments: RE: P/20/2199/2 - Land off Leconfield Road, Nanpantan

Ann

Are you at liberty to confirm who has raised this matter - or at least whether it was a statutory consultee or a member of the public? Like you, I, too, would have assumed they were referring to an Ecological Assessment rather than an Environmental Statement. We discussed yesterday that it appears to be the Council's practice to not upload Ecological Assessments onto its website, as confirmed by Rupert Simms in the final paragraph of his attached email of 8th February 2021.

The requirement for an ES has never been raised by the Council and nor can the proposed development of up to 30no. dwellings on this site be considered to constitute EIA development. However, I am, myself, an Associate EIA Practitioner, as recognised by the Institute of Environmental Management & Assessment (IEMA), so can readily respond.

Paragraph 017: Reference ID: 4-017-20170728 of the PPG is relevant. The site does not constitute a 'Sensitive Area' as defined in Town and Country Planning (Environmental Impact Assessment) Regulations 2017, which includes only:

- Sites of Special Scientific Interest and European sites;
- National Parks, the Broads and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and scheduled monuments.

The proposed development falls within Class 10(b) 'Urban Development Projects' of Column 1 of Schedule 2 of the EIA Regs, with the corresponding Column 2 establishing the Criteria and Thresholds where a proposed development would need to be screened to establish whether it constitutes EIA development - these being where:

- i. the development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- ii. the development includes more than 150 dwellings; or
- iii. the overall area of the development exceeds 5 hectares.

Clearly, the proposed development does not exceed any of these thresholds. Paragraph 061: Reference ID: 4-061-20170728 of the PPG confirms that **projects which are wholly outside sensitive areas and do not exceed the revised screening thresholds are not Schedule 2 development and should not be screened by the local planning authority.**

Even if the proposed development did exceed the 'Schedule 2 Criteria and Thresholds', it would then be necessary to consider the 'Indicative Criteria and Thresholds' as set out in the PPG's Paragraph 058: Reference ID: 4-058-20150326, which, for sites which have not previously been intensively developed include the following:

- 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).
- iv.

Again, the proposed development clearly does not exceed any of these thresholds.

In summary therefore, the site does not constitute a ‘Sensitive Area’ for the purposes of the EIA Regs; the proposed development falls below the Schedule 2 Criteria and Thresholds which prescribe when EIA screening is required; and, even if it didn’t, it falls significantly below the PPG’s Indicative Criteria and Thresholds for establishing whether development that does require screening under the EIA Regs actually constitutes EIA development.

I trust this suitably responds to your query and closes this matter off. I would, however, be grateful for your own comments in response and please do not hesitate to get in touch if you require clarification on any matters raised herein.

Kind Regards

Carl Stott
Director



t: 0330 818 1947
w: www.nineteen47.co.uk

York Office: 106 Micklegate | York | YO1 6JX
Sheffield Office: Acero | 1 Concourse Way | Sheffield | S1 2BJ
Midlands Office: Unit 4 | Innovate Mews | Lake View Drive | Sherwood Park | Nottingham | NG15 0EA

To view our new digital brochures, please click on the images below



Our [Privacy Policy](#) sets out the rights you have in relation to your personal data and is available from our [website](#).

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version. nineteen47 Limited | 106 Micklegate | York | YO1 6JX. Registered in England Company Number 9875776.

From: Scott Ann <Ann.Scott@charnwood.gov.uk>
Sent: 07 September 2021 17:35
To: Carl Stott <carl.stott@nineteen47.co.uk>
Subject: P/20/2199/2 Leconfield Road Nanpanton

PROTECT

=====