
Former Barracks Site, Marchington

Environmental Impact Assessment Screening Report

May 2017



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Excellence in EIA

Former Barracks Site, Marchington

Environmental Impact Assessment Screening Report

Prepared on behalf of Roando Investments Ltd

Job Number:	27359/A5/EIA Screening Report	
Status:	Draft	Final
Issue/Rev:	01	02
Date:	May 2017	May 2017
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1 INTRODUCTION

1.1 This report has been prepared by Barton Willmore, Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants, on behalf of Roando Investments Limited (the 'Applicant'). The report supports a request to East Staffordshire Borough Council (ESBC) to adopt a screening opinion to determine whether the proposed development of up to 80 dwellings at the former barracks site, Marchington, constitutes EIA development.

1.2 This report reflects the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ (the "EIA Regulations") and in accordance with Regulation 6 of the EIA Regulations, this report contains:

- A plan sufficient to identify the land;
- a description of the development, including in particular:
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- a description of the aspects of the environment likely to be significantly affected by the development;
- to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—
 - (i) the expected residues and emissions and the production of waste, where relevant; and
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
- such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Requirement for EIA

1.3 In order to determine whether the proposed development is 'EIA development', regard

¹ SI 2017/571

must be had for the EIA Regulations and supporting Planning Practice Guidance².

1.4 EIA development is defined by the EIA Regulations as development:

“likely to have significant effects on the environment by virtue of factors such as its nature, size or location”.

1.5 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

1.6 In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

“Where a local planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development ... the authority ... shall take into account in making that decision such of the selection criteria set out in Schedule 3 as are relevant to the development.”

1.7 In order to allow ESBC to determine the need for EIA this report provides a description of the site and proposed development, a review of the EIA Screening Criteria based on the EIA Regulations and the PPG, a completed EIA Screening Checklist, and a site location plan at Appendix 1.

² DCLG, 2015, online access: <http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/>

2 SITE AND PROPOSED DEVELOPMENT

Site Context

- 2.1 The site is located to the south of Marchington, within the administrative boundary of ESBC. The site is bound to the north west by the Marchington Industrial Estate and a former exercise track associated with the site's previous use as a military barracks. The north east of the site is bound by fields and a hedgerow boundary. An open field used for informal recreation, which is within the Applicant's ownership, lies to the southeast of the site.
- 2.2 The site is bound to the south by residential dwellings fronting onto Dicot Drive and Hilsea Crescent. The south west site boundary is defined by the B5017 Stubby Lane, with fields beyond.

Site Description

- 2.3 The site, approximately 9.3 hectares in area, comprises a former barracks. The barracks, built in 1957, became redundant in 1993 and has since fallen into disrepair.
- 2.4 The site currently lies unused and includes internal access tracks, vegetation, and several three storey derelict flat roofed buildings. A small building containing apparatus operated by Severn Trent Water is also present in the north eastern corner of the site.

Proposed Development

- 2.5 The proposed development includes the demolition of existing buildings and the redevelopment of the site to provide up to 80 dwellings, open space and access. Dwellings are proposed at up to 3 storeys.
- 2.6 Vehicular access will be taken from Stubby Lane to the south west, with potential cycle and pedestrian access from the south east at Dicot Drive, to the north west at the Marchington Industrial Estate and on the site's north east boundaries via an existing track/pathway.

3 SCREENING ASSESSMENT

Introduction

3.1 In determining whether the proposed development constitutes EIA development, consideration should be had to the following:

- If the proposed development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;
- Is it located within a sensitive area;
- It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
- Would it lead to likely significant effects on the environment.

3.2 These points are explored further in this section with reference to the EIA Regulations and supporting Planning Practice Guidance (PPG).

Schedule 1 Projects

3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.

3.5 Sensitive areas are defined in the EIA Regulations as:

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

3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in

determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

- 3.7 The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects'. The site is not located in a sensitive area and therefore the thresholds should be applied. The thresholds for residential developments as set out in Schedule 2 relate to developments that "*include more than 150 dwellings or the overall area of the development exceeds 5 hectares*". The proposed development does not exceed 150 units however the area of development exceeds 5ha. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. In order to achieve this, Schedule 3 of the EIA Regulations and the Planning Practice Guidance need to be taken into account. Information on these are set out below.

Schedule 3

- 3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- The existing and approved land use;

- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- The absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development;
- the possibility of effectively reducing the impact.

Consideration of Cumulative Effects

- 3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

“each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

- 3.10 The Applicant is not aware of any current planning applications within the surrounding area which could result in the potential for cumulative effects with the proposed development.

Planning Practice Guidance

- 3.11 Paragraphs 057 and 058 of PPG provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower

the threshold will be at which significant effects are likely. Table 2 below sets out indicative criteria and thresholds identified in the PPG along with some of the issues that are most likely to need to be considered in determining the whether a development is likely to be EIA development.

Table 2: Planning Practice Guidance Indicative Screening Criteria

Development type	Indicative criteria and threshold	Key issues to consider
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000 m ² 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).	Physical scale of such developments, potential increase in traffic, emissions and noise.

3.12 Table 3 sets out a review of all off the above criteria and requirements and specifically addresses the proposed development at the site.

Table 3: Screening Assessment for Development at Marchington

SCREENING CRITERIA	PROPOSED DEVELOPMENT
1. CHARACTERISTICS OF THE DEVELOPMENT	
(a) Size of the development	
Will the development be out of scale with the existing environment?	The site is previously developed and includes several three storey derelict buildings, associated with the former use of the site as a military barracks. Proposed dwellings would be provided at up to three storeys and it is not, therefore, considered that this would be out of scale with existing built form on the site or cause a significant change to how the site relates to its surroundings.
Will it lead to further consequential development or works?	No. The proposed development is a discrete proposal and includes all necessary works, including access.
(b) Accumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	The Applicant is not aware of any current planning applications within the surrounding area which could result in the potential for cumulative effects with the proposed development.
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	No. The proposed development is a discrete project and could proceed independently.
(c) Use of natural resources	
Will construction or operation of the development use natural resources such as	The proposed demolition, construction and operational phases of the development will use

SCREENING CRITERIA	PROPOSED DEVELOPMENT
land, water, material or energy, especially any resources which are non-renewable or in short supply?	resources in terms of land, water and energy as would be expected for a primarily residential development.
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning?	Demolition and construction waste would be reused and recycled where possible. Operational waste would be disposed of in line with ESBC requirements and managed in accordance with all applicable legislation.
(e) Pollution and nuisances	
Will the development release any pollutants or any hazardous, toxic or noxious substances to air?	During the demolition and construction phase of the proposed development, dust would be generated. Dust generation would be managed in accordance with standard best practice measures, enforced through a construction environmental management plan (CEMP) and is not anticipated to generate significant adverse effects. There would be emissions associated with plant and vehicles during the demolition and construction phase and from vehicles during the operation of the proposed development. Whilst the site is currently vacant, the historic barracks use would have generated vehicle traffic. The number of vehicles travelling to and from the site during the operational phase would be associated with up to 80 residential dwellings. The proposed development is of residential use which is not associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation.
Is there a potential risk from leachates or escape of wastes or other products/by-products that may constitute a contaminant in the environment?	Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the demolition and construction or operational phases of the proposed development. The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment.
Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	The potential exists for noise effects to result from the demolition and construction processes associated with the proposed development. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects. Lighting would be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. No electromagnetic radiation, heat or energy releases are expected other than those associated with normal residential development.
Will the development lead to risks of contamination of land or water from	Hydrocarbons will be used as part of the demolition and construction phases of the development. This

SCREENING CRITERIA	PROPOSED DEVELOPMENT
releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	would involve plant and vehicle fuel and lubricants. Surface water run-off and foul water drainage will be managed on-site during the demolition and construction and operational phases. Sustainable drainage would be considered and appropriate drainage design would be included within the planning application documents including the Flood Risk Assessment (FRA).
(f) Risk of accidents, having regard in particular to substances or technologies used	
Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?	During the demolition and construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of accidents during operation as the proposed development does not involve users dealing with hazardous substances.
Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?	During the demolition and construction phase, certain materials may be present on the site which may be harmful to the environment. However, it is considered that through the implementation of appropriate environmental control measures in line with the relevant legislation there will be no significant environmental effects. The operational development is not expected to involve the use, transport or production of substances or materials which could be harmful to the environment.
Other characteristics	
Potential physical changes (topography, land use, changes in water bodies etc) from construction, operation or decommissioning of the development?	The principal land use will change from a derelict former barracks to land used for residential and open space purposes. There will be changes to the site during the demolition and construction phase. There will be no change to water bodies or topography.
2. LOCATION OF THE DEVELOPMENT	
(a) Existing land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?	The site is bound to the north by the Marchington Industrial Estate and to the south by residential properties fronting onto Didcot Drive and Hilsea Crescent. The proposed residential development is not considered likely to affect these surrounding areas, in particular residential dwellings to the south as they comprise similar land uses.
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	No. The site is brownfield and comprises a derelict former barracks.
(b) Relative abundance, quality and regenerative capacity of natural resources in the area*	
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development? <ul style="list-style-type: none"> • groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals 	The site lies outside of any these areas. The site is brownfield in nature and not within active use. The site does not feature any watercourse and is located within Flood Zone 1 (areas at the lowest risk of flooding and outside of the floodplain). The site is not subject to, or close to, any Source Protection Zones for water abstractions.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	An FRA will accompany the application.
(c) Absorption capacity of the natural environment**	
<p>Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?</p>	<p>There are no statutory designations within or adjacent to the site i.e. there are no Scheduled Monuments, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest (SSSI), National Parks, Registered Battlefields, Registered Historic Parks and Gardens, Special Areas of Conservation, Special Protection Areas, or Ramsar Sites. The closest such designation is Forest Banks SSSI, designated for woodland habitat, approximately 1km to the south of the site.</p> <p>The nearest protected features are two Grade II milestones located approximately 500 metres to the south east and north west respectively, on Stubby Lane.</p> <p>Marchington Conservation Area, which includes further listed buildings, is located approximately 700m to the north of the site.</p>
<p>Are there any other areas on or around the location which are important or sensitive for reasons of:</p> <ul style="list-style-type: none"> • wetlands; • coastal zones • mountains and forest areas; • nature reserves and parks; • Special Protection Areas and Special Areas of Conservation; • Areas in which environmental quality standards laid down in EU legislation have already been exceeded • Densely populated areas • Landscapes of historical, cultural or archaeological significance. 	<p>None identified, see row above.</p> <p>The site is not located within, or in proximity to, any Air Quality Management Areas.</p>
<p>Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?</p>	<p>The nearest designate site for nature conservation is the Forest Banks SSSI, designated for woodland habitat, approximately 1km to the south of the site.</p> <p>The site itself is derelict brownfield land and is anticipated to be of low biodiversity value, although it does have the potential to support species such as nesting birds and bats.</p> <p>An Ecological Assessment will accompany the application.</p>
<p>Are there any inland, coastal, marine or underground waters on or around the location which could be affected?</p>	<p>According to the Environment Agency website, the site is located within Flood Zone 1 and at low risk of flooding.</p> <p>The site is not located within or close to a groundwater source protection zone.</p> <p>No other water bodies would be expected to be significantly affected by the proposed development.</p>
<p>Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?</p>	<p>As stated above, the site is not located within or adjacent to a groundwater source protection zone.</p>

SCREENING CRITERIA	PROPOSED DEVELOPMENT
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	The site is not located within an AONB and there are no other known features of landscape importance on or adjacent to the site. The landscape character of the Site reflects that of a derelict brownfield site.
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	The B5017 Stubby Lane is located on the south west boundary of the site. An area of open space used for informal recreation, within the ownership of the Applicant, is located adjacent to the south east of the site. An existing footpath/track crosses the north east of the site.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	The demolition and construction phases of the proposed development would involve changes to traffic movements (e.g. use of HGVs). There is likely to be an increased number of vehicles using the local road network once the proposed development is operational compared to the existing conditions, however the historic barracks use would have generated road traffic. A Transport Assessment would be submitted in support of the planning application.
Is the development in a location where it is likely to be highly visible to many people?	The potential for local views of the site exists from adjacent and nearby roads and public rights of way. A landscape and visual impact assessment will be submitted with the planning application which will address local and, where appropriate, long distance views.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	The site lies outside any designations. Desk Based Assessment undertaken to date to inform the application has identified that the site has low potential for Prehistoric activity and a low to nil potential for significant archaeological activity for all other periods. As stated above, two Grade II milestones located approximately 500 metres to the south east and north west respectively, on Stubby Lane. Marchington Conservation Area, which includes further listed buildings, is located approximately 700m to the north of the site. Assessment completed to date has established that there will be no effect on any of these features due to the very limited contribution of the site to the setting of the wider area. An Archaeological & Heritage Assessment will accompany the planning application.
Are there any areas on or around the location which are densely populated or built up, which could be affected?	The site is located adjacent to the north of properties fronting onto Didcot Drive and Hilsea Crescent. Noise from the development is likely to arise during the construction stage from construction plant however this would be managed in accordance with standard procedures. On completion of the development the main source of noise would be from traffic from residents of the development however this will be small scale. A Noise Assessment will accompany the planning

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	application.
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?	As stated above, the site is not located within an Air Quality Management Area. A Geoenvironmental Desk Study Report will accompany the planning application. Initial work has identified that the site is a low to medium risk site due to the potential for areas of made ground. Any contamination identified within the site is not anticipated to be unusually complex and will be subject to standard practices of identification and appropriate remediation, as required.
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	According to the Environment Agency website, the site is located within Flood Zone 1 and is at low risk of flooding. An FRA would be submitted in support of the planning application. The site is not located within a groundwater Source Protection Zone. The site is not located within an Air Quality Management Area. The site is not considered susceptible to any other hazards.
CHARACTERISTICS OF THE POTENTIAL IMPACT	
(a) Extent of the impact	
Will the effect extend over a large area?	No. This is confined to the site (approximately 9.3ha) and the land immediately adjacent.
Will many people be affected?	Residents adjacent to the site will be affected by the proposed development during the demolition and construction phase. Adverse effects would be minimised through the implementation of a CEMP. It is considered that people would not be significantly affected by the proposed development once operational.
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case).	No.
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	This is considered to be unlikely. An ecological assessment will accompany the planning application.
Will valuable or scarce features or resources be affected?	No.
Is there a risk that environmental standards will be breached?	No.
Is there a risk that protected sites, areas, and features will be affected?	No.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
d) Probability of the impact	
Is there a high probability of the effect occurring?	The effects of the proposed development can be clearly established and the probability of any effects determined with reasonably confidence.
Is there a low probability of a potentially highly significant effect?	As above.
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Demolition and construction effects would be short term in duration and the operational effects would be long term.
Will the effect be permanent rather than temporary?	Construction effects would be temporary and the operational effects would be permanent.
Will the impact be continuous rather than intermittent?	Construction – intermittent Operation – continuous
If intermittent, will it be frequent rather than rare?	Frequent.
Will the impact be irreversible?	Construction – Yes Operation - No
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No.

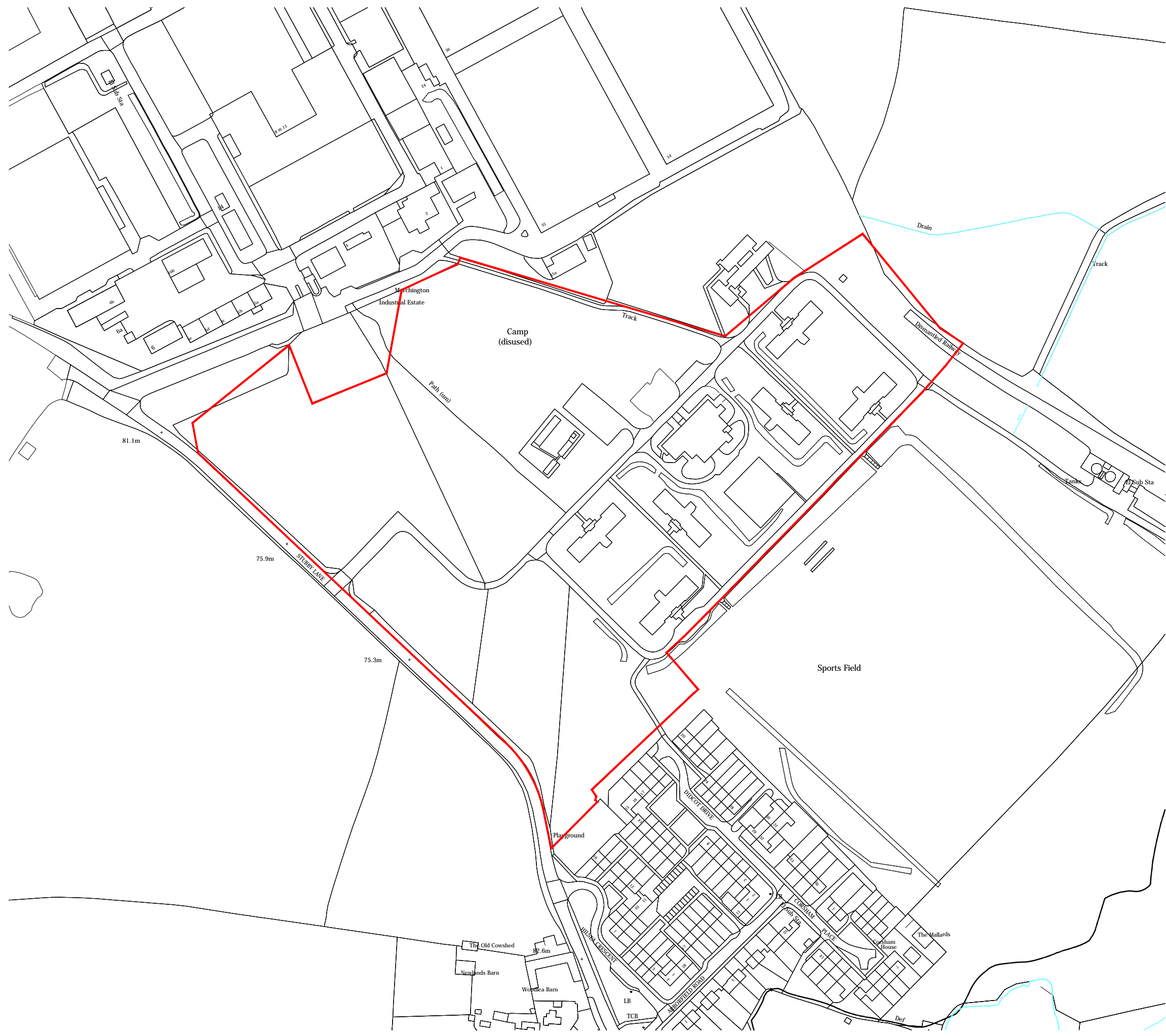
4 CONCLUSION

- 4.1 The screening assessment has considered whether the proposed development up to 80 residential dwellings, associated open space and access on brownfield land at the former barracks site, Marchington, is likely to give rise to significant effects on the environment.
- 4.2 The proposed development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations but it falls above the indicative criteria and screening thresholds at more than 5 hectares in area. The Applicant is not aware of any current planning applications within the surrounding area which could result in the potential for cumulative effects with the proposed development.
- 4.3 With regard to the indicative criteria and thresholds identified in the PPG (set out in Table 2) it is considered that the proposals would be in keeping with the current nature and scale of current built form on the site and also with surrounding development. At up to 80 homes, the proposed development is significantly below the 1,000 dwelling threshold in the PPG where significant urbanising effects could occur. Preliminary assessment at the site has identified that it is a low to medium risk site for contamination, however significant or complex contamination is not considered to be likely. It is considered that the principal environmental effects will relate to demolition, construction and operational increases in traffic movements and associated noise and air quality emissions, although as set out in Table 3 above, these effects could be managed in accordance with standard methods.
- 4.4 The screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be small scale and effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.
- 4.5 The planning application will be supported by a suite of environmental reports, including the following:
- Flood Risk Assessment;
 - Foul and Surface Water Drainage Assessment;
 - Ecological Assessment;
 - Tree Survey;

- Archaeological & Heritage Assessment;
- Transport Assessment;
- Noise Assessment;
- Utilities Statement;
- Geo-Environmental / Contamination;
- Statement of Community Involvement; and
- Landscape and Visual Impact Assessment and Landscaping Scheme.

APPENDIX 1

SITE LOCATION PLAN



Project
Land at Marchington

Drawing Title
Site Bounday Plan

Date 15.02.16	Scale 1:2500 @ A3	Drawn by KU	Check by AM
Project No 23741	Drawing No 9001	Revision A	



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