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Please ask for: Alfia Cox

Our Ref: SCE.134/ES.12/19

1 November 2012

Dear Mr Winks

**ES.12/02: OUTLINE APPLICATION FOR THE DEVELOPMENT OF A TWO FORM ENTRY  
PRIMARY SCHOOL AT FORMER BELVEDERE SPORTS AND SOCIAL CLUB,  
BELVEDERE ROAD, BURTON-ON-TRENT**

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2011: REGULATION 7 – SCREENING OPINION**

I refer to your application dated 6 August 2012 in connection with the above development.

In accordance with the above regulations the County Council is required to adopt a “Screening Opinion” to establish whether the submitted application should be accompanied by an Environmental Statement.

The County Council has considered the information you supplied and is of the opinion that the proposed development falls within the description provided within Schedule 2 paragraph 10(b) of the above regulations, but in the opinion of the County Council, having taken into account the criteria in Schedule 3 to the above regulations and the indicative threshold criteria currently available in Circular 2/99 ‘EIA – A Guide to Procedures’, the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Further details are provided in the attached ‘Screening Opinion Checklist’.

/Contd.



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Under the powers contained in the 'Scheme of Delegation to Officers', this letter therefore confirms that the County Council is of the opinion that the proposed development **is not EIA development** and need not be accompanied by an Environmental Statement.

Yours sincerely

Electronic Copy – Signature Removed

Alfia Cox  
Senior Planning Officer

Encl – Screening Opinion Checklist dated 1 November 2012

<b>PA/PAD No.</b> ES.12/19		<b>Site / Location:</b> Former Belvedere Sports and Social Club, Belvedere Road, Burton-on-Trent			
<b>Description of development:</b> Construction of a two form entry primary school and foundation stage accommodation with associated external areas, parking, landscaping and access arrangements; the redevelopment of the adjoining bowling club facilities, grounds and pavilion with associated landscaping, parking and access arrangements; the construction of a private access road at the rear of the properties fronting Belvedere Road; and other infrastructure works associated with the overall development					
<b>PART 1 - Is a Screening Opinion Required?</b> (ref: <a href="#">EIA Regulations 2011</a> , <a href="#">Circular 2/99</a> and <a href="#">DETR EIA – Guide to procedures 2000</a> ) See also DCLG note to LPAs on EIA click <a href="#">here</a> and for DCLG guidance from June 2006 about reserved matters and variations of condition and EIA click <a href="#">here</a>				<b>Yes</b>	<b>No</b>
<b>1</b>	Development Description	<b>Yes</b>	✓		
<b>2</b>	Is it a Schedule 1 development?	<b>NO</b>		✓	
<b>3</b>	Is it a Schedule 2 development? (Schedule 2, Col 1)	<b>YES</b> - The development falls/could fall within Schedule 2 category10 (b) – Urban Development projects	✓		
<b>4</b>	4(a) Does the development fall within the absolute threshold/criteria? (Schedule 2, Col 2)	<b>Yes</b> The threshold/criteria is 0.5 hectares and the proposal is 3.3 hectares (proceed to step 4b)	✓		
	4(b) Is the proposal within/near to a 'sensitive area'? (e.g. SSSI, NP, AONB, SAC, RAMSAR, Scheduled Monument)	<b>No</b> – The development does not fall within/near to any 'sensitive areas'		✓	
<b>5</b>	<b>Conclusion</b>	<b>Screening opinion required?</b>	✓		

**PART 2 – Is an EIA Required? (ref: [Schedule 3 - EIA Regulations 2011](#), [Circular 2/99](#) and [DETR EIA – Guide to procedures 2000](#))**

EIA usually required for (i) major developments of more than local importance; (ii) development in particularly environmentally sensitive or vulnerable locations; (iii) developments with unusually complex and potentially hazardous environmental effects. This checklist should be used to determine whether significant effects are likely to arise from the development. **REMEMBER** – the Regs also apply to changes to EIA development and reserved matters / subsequent approvals

1	Indicative thresholds/criteria	Does the development fall within the indicative thresholds/criteria? (see Circular 02/99 and DETR EIA - links above)	<p>The proposal affects previously developed land and involves built development with a footprint of 1760m<sup>2</sup>.</p> <p>Paragraph A18 of Circular 02/99 states that EIA 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.</p> <p>The site area is less than 5ha and involves less than 10,000 m<sup>2</sup>.</p>
2	Characteristic of the development:	Size of the development:	The application site is 2ha although the footprint of the built aspects of new development would be less than 0.2 ha of floorspace. The remainder of the site would be a playing field.
		Cumulation with other developments	The land is a former bowling club. The north-western part of the site would be used as a primary school and the south eastern part of the site would be retained as a bowling club. The site is surrounded by residential development to the north, west and east.
		Use of natural resources	Construction materials.
		Production of waste	Construction and excavation
		Pollution and nuisances	During construction works. Traffic impact associated with proposed school use but no significant emissions or noise is anticipated with school use.
		Risk of accidents	Possible
3	Location of the development	Existing land use (include past, present and future (allocated land))	Former bowling club

	(the environmental sensitivity of area likely to be affected):	Relative abundance, quality, regenerative capacity of natural resources	It is reasonable to assume that the land could be reused to its former use as a bowling club or for other built development.		
		Absorption capacity of natural environment (particularly wetlands, nature reserves/parks; SSSIs and international designations; areas where environmental quality standards have been exceeded; densely populated areas; landscapes of historical, cultural or archaeological significance).	In EIA terms the site is not within an environmental sensitive area. The impacts of the development would be local and it is reasonable to assume that they would be addressed as part of the detailed planning application		
4	Characteristics of the potential impact	Extent of the impact (area and size of affected population)	The site is located on previously developed land; there would be potential for local impacts, e.g. visual, residential amenity and traffic. However, it is reasonable to assume that they would not be significant in EIA terms and can be addressed as part of the detailed consideration of the proposal		
		The magnitude and complexity of the impact	Not complex and local.		
		The probability of the impact	Likely impacts during construction and use of the school but not significant.		
		The duration, frequency and reversibility of the impact	Construction works would be temporary. The school use would be permanent..		
5	Can the significant effects be addressed by proposed mitigation measures?	Are the mitigation measures: <ul style="list-style-type: none"> <li>• Modest in scope</li> <li>• Plainly and easily achievable</li> </ul>	Yes	Yes	
6	<b>Conclusion</b>	<b>ES required?</b>	<b>No</b>		
	<b>Signed and dated</b>	<b>Case Officer</b>	<b>Alfia Cox</b> 1 November 2012	<b>Team Leader/Team Manager</b>	<b>Matthew Griffin</b> 1 November 2012