

**Town and Country Planning (Environmental Impact Assessment)
(England and Wales) Regulations 1999 (as amended)**

Screening Opinion

Proposed Development:

Minor Material Amendments to hotel facilities and indoor playing pitch building.

National Football Centre, St George's Park , Burton upon Trent, Staffordshire

The Council has been requested to adopt a Screening Opinion as to whether the above development requires Environmental Impact Assessment (the submission of an Environmental Statement) by letter dated 20 July 2010.

The 'original' development (granted planning permission in May 2010 – P/2010/00255/PO/CLF) was the subject of EIA. The changes now proposed relate to:

- Changes to approved hotel designs – mix and size of bedrooms
- Changes to approved indoor pitch building – roof bracing design and link element design

Schedule 1:

No

Schedule 2:

Yes

The development (the proposed changes) does not fall within Schedule 1 of the Regulations.

However on the basis of interpreting the Regulations as having "wide scope and broad purpose", a precautionary approach of assuming the development falls within Schedule 12(c) of Schedule 2 as a "holiday villages and hotel complexes" is recommended.

The area of the proposed development (21.3 hectares) exceeds the 0.5 hectare threshold laid down by the above regulations beyond which an Environmental Statement may be required.

Circular 2/99:

In respect of Schedule 2 development, an Assessment will only be required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. Paragraph 33 of Circular 02/99 indicates that the Secretary of State's view is that, in general, EIA will be needed for Schedule 2 developments in three main types of case:

- a. for major developments which are of more than local importance (e.g. wide ranging environmental effects);
- b. for developments which are proposed for particularly environmentally sensitive or vulnerable locations (paragraphs 36-40); and
- c. for developments with unusually complex and potentially hazardous environmental effects.

The applicants have provided analysis in relation to the characteristics of the development, the location of the development, and characteristics of the potential impacts.

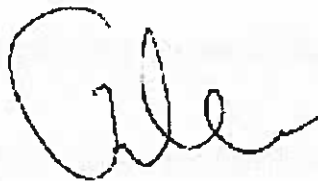
The scale of the amendments (an increase of 822 m²), the limited environmental sensitivity of the NFC site, and the limited impacts of the revised hotel and indoor pitch building, indicate that there would be no significant additional effects beyond those assessed in the earlier 2010 EIA.

Assessment.

Having considered the proposal against the provisions of the Town and Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999 and Circular 02/1999, it is not considered that an Environmental Statement will be required in this instance.

The following decision is made by the undersigned in accordance with powers delegated to the undersigned under the provision of S101 of the Local Government Act 1972.

A formal Environmental Statement is not required in respect of the development as proposed.



CPO Signature

Date 19th August 2010.

Tim Furnell

From: Tim Furnell
Sent: 19 August 2010 15:41
To: Ian York; Nicola Mableson
Subject: Emailing: Screening Opinion, QU-2010-ENQ-0719 - Decision
Attachments: Screening Opinion.docx; QU-2010-ENQ-0719 - Decision.docx

Ian/Nicola

NFC Minor Amendment Screening Opinion attached.

Tim Furnell
Chief Planning Officer

East Staffordshire Borough Council
Town Hall
Burton upon Trent
Staffordshire
E14 2EB

01283 508616
www.eaststaffsbc.gov.uk

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Screening Opinion
QU-2010-ENQ-0719 - Decision

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