

# Development Management

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Mr M Pyecroft  
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PLEASE ASK FOR: Alex Harrison

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DATE: 08 September 2015

YOUR REF:

Dear Mr Pyecroft

**TOWN & COUNTRY PLANNING ACT 1990  
TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2011  
SCREENING OPINION UNDER PART 2 OF THE REGULATIONS IN RESPECT OF:**  
**Reference: CB/15/02965/SCN**  
**Location: Stratton Business Park, London Road, Biggleswade**  
**Proposed EIA Screening Opinion: Local Development Order for Stratton**  
**Development: Business Park.**

I refer to your request for a Screening Opinion in respect of the Local Development Order to cover the site, received on 05/08/2015. The site is identified on the plan accompanying your request.

In considering your request the following tests have been applied:

## **Schedule 1 Test:**

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

## **Schedule 2 Test:**

The proposed development is considered to fall within Schedule 2 of the Regulations.

The relevant category of the Regulations is Category 10 of Schedule 2, for Infrastructure Projects and the total area of the site to which the proposed Order would relate to is over the 0.5 hectare trigger-level specified.

## **Schedule 3 Considerations:**

### **1. Characteristics of the development**

- a) Size of Development – Annex: Indicative Screening Thresholds, paragraph 057 of the Planning Practice Guidance, states that a scheme is more likely to require an Environmental Impact Assessment (EIA) if the site area of the scheme exceeds 5 hectares, or would provide a total of more than 10,000 square metres of new commercial floor space, or if the development “would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)”. The area encompassed by the proposed Local Development Order would exceed the

5ha size trigger. However the extent of development that would be allowed under the Order is considered to be of a scale, both individually and cumulatively, that is unlikely to require an EIA based on the size and nature of the development.

- b) Accumulation with other development – The area covered by the proposed Order includes the projected expansion phases of the Business Park which will amount to potential large scale development. The expansion areas 5 and 6 have been individually screened and found to not require an EIA and the development would not therefore result in a significant cumulative impact sufficient to necessitate an EIA.
- c) Use of natural resources – The proposed Order gives the potential to make use of natural resources. However the scale of the project means it is considered that this would be minor.
- d) The production of waste – The proposed Order could result in the production of waste both during construction and once development is completed, however the scale of the project means it is considered that this would be minor.
- e) Pollution and nuisance – The proposed Order could result in a development that has the potential to cause an increase local pollution, although the scale of the project means it is considered that this would be minor.
- f) The risk of accidents – Having regard in particular to particular substances or technologies that will be used as a result of the development, there is nothing to suggest that the proposal would result in a great risk of accident than the current use.

## 2. Location of the development

There are no known environmentally significant features present on the site and it is not within any of the sensitive areas identified under Schedule 3 of the 2011 Regulations.

## 3. Characteristics of the potential impact

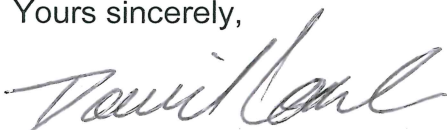
As a development covering some 41.8 hectares, it is considered that potential impact(s) will be relatively limited and are not going to give rise to complex and potentially hazardous environmental effects.

## **Conclusion**

Having considered the proposal against the main selection criteria for screening Schedule 2 development it is considered that the development allowed under the proposed Order is of no more than local importance. The site is not in a particularly sensitive or vulnerable location and there is unlikely to be any unusually complex or potentially hazardous environmental effects.

The Local Planning Authority hereby adopt an opinion that an EIA is not required.

Yours sincerely,



**David Lamb**  
East Area Planning Manager