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Our Ref: EA/2017/0003

Date: 27 July 2017

Dear Sir

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2011 (AS AMENDED): SCREENING REQUEST RELATING TO RESIDENTIAL
DEVELOPMENT ON LAND AT SK3430 7732 DEEP DALE LANE BARROW ON TRENT DERBY

I refer to the above Screening Request received complete by this Authority on 14 July 2017.

On the basis of information submitted and having regard to additional environmental information collected by the Local Planning Authority to inform this opinion, I can confirm that the development described within your Screening Request, and as summarised above, is captured by the criteria and thresholds set in paragraph 10(b) of Schedule 2 of the 2011 Regulations (as amended); but in the opinion of South Derbyshire District Council, having taken into account the criteria in Schedule 3 to the 2011 Regulations (as amended), the proposal would not likely give rise to significant effects on the environment by virtue of factors such as its nature, size and location. In coming to the above view account has been taken of the advice contained in National Planning Practice Guidance at section 4 and in particular paragraphs 031 and 032 (screening Schedule 2 projects) and the evidence submitted alongside the proposal.

Accordingly the District Council does not consider the proposed scheme to be EIA development and will not require the submission of an Environmental Statement in support of the proposal.

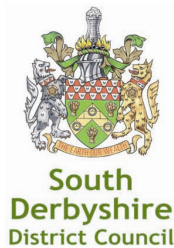
A copy of this Screening Opinion has been placed on the planning register, in accordance with the Regulations. In addition a screening matrix setting out the issues considered by the District Council in making this screening decision has also been placed on the register and is available to view at the Council Offices during normal opening hours. I have appended a copy of the screening matrix for your information.

I trust this information is of assistance but should you require any clarification or further explanation of the issues considered within this opinion please do not hesitate to contact Chris Nash directly on (01283) 595926.

Authorised Officer of the Council

Date: 27/07/2017

Enc. Screening Matrix



Screening Checklist

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 (AS AMENDED)

SCREENING REQUEST RELATING TO RESIDENTIAL DEVELOPMENT ON SCREENING REQUEST RELATING TO RESIDENTIAL DEVELOPMENT ON SCREENING REQUEST RELATING TO RESIDENTIAL DEVELOPMENT ON Deep Dale Lane Barrow On Trent Derby

27 July 2017

SCREENING CHECKLIST	
1. CHARACTERISTICS OF THE DEVELOPMENT	Briefly describe Significant effect likely? Yes/no
(a) Size of the development	
Will the development be out of scale with the existing environment?	No. The development will comprise of Housing and ancillary infrastructure adjoining existing residential land use and consented housing sites in the Wragley Way Area of Derby City. To the south of the site lies agricultural land beyond which around 500m away is the A50 (T) which forms part of the strategic road network. To the west of the site lies agricultural land whilst to the north is the existing Wragley Way residential area. This site would extend 4.95 ha and would be for up to 100 homes and supporting infrastructure
Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?	New water supply, sewerage and road infrastructure as well as other utilities such as powercables and phone and broadband provision. Provision of SUDS to in part to deliver positive drainage of the site to the immediate north in Derby City.
(b) Cumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	Yes consented schemes in Derby City for 130 homes and 50 homes on land parcels to the north as follows: DER/05/13/00596/PRI DER/02/15/00211. In addition land to the south and west is allocated in the Part 1 Local Plan (Adopted June 2016) for around 1,950 homes. However whilst a number of discussions with the developer and other parties are on-going no planning application on this wider area is likely in the short term.
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. There will be a clear functional relationship with land to the north with access and drainage being of most note. However nothing in this proposal will preclude the delivery of larger scale development which is committed on the larger allocation and the application on land to the south will be able to proceed independently.

(c) Use of natural resources	
Will construction or operation of the development use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply? • land (especially undeveloped or agricultural land)? • water? • minerals? • aggregates? • forests and timber? • energy including electricity and fuels? • any other resources?	Development on this site unlikely to lead to the sterilisation of commercially viable minerals resources. Based on land agricultural land classification maps held by the Authority site would most likely constitute Grade 3b land and is unlikely to best and most versatile for agricultural purposes During construction and site use proposed residential uses would lead to consumption of resources such as energy, aggregates and water although none of these are identified as being in short supply locally or significantly constrained.
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning? • mining or quarrying wastes? • municipal waste (household and/or commercial)? • hazardous or toxic wastes (including radioactive)? • other industrial process wastes? • sewage sludge or other sludges from effluent treatment? • construction, demolition or excavation wastes? • redundant machinery or equipment? • agricultural wastes? • any other solid wastes? • liquid or solid wastes in suspension?	Construction and demolition waste during site construction and municipal household waste during site use. However no site specific issues are identified which would lead to increase waste arising's (the need for site remediation etc.). Further there is capacity to accommodate waste arisings locally. Post development the construction of 100 homes could lead to the generation of around 52,000kg of waste per annum. Of which around 50% would be recycled or composted. Residual waste, based on current disposal methods in the District would be utilized for energy generation.
(e) Pollution and nuisances	
Will the development release pollutants or any hazardous, toxic or noxious substances to air? Emissions from: • combustion of fossil fuels from stationary or mobile sources? • production processes? • materials handling including storage or transport? • construction activities including plant & equipment? • dust or odours from handling of materials including construction materials, sewage & waste? • incineration of waste? • burning of waste in open air (e.g. slash material, construction debris)? • any other sources	There are no air quality management areas (AQMA's) within the immediate vicinity of the site, although there is a designated AQMA on the inner and outer ring road to the north in Derby City c. 3km distant). There is limited potential for localised air quality impacts related to dust and the combustion of fossil fuels during the construction phase. However these would be controlled through standard and easily implemented development control conditions regarding dust control (such as use of wheel washers for site plant, damping down during earth moving in dry conditions, seeding or sheeting of stored site materials etc. During operation impacts are likely to be consistent with existing surrounding developments and are unlikely to have any notable impacts.
Is there a potential risk from: • leachates? • escape of wastes or other products/by-products that may constitute a contaminant in the environment?	Limited potential for spillage of fuels or chemicals during site construction and site use, although given the scale of proposals, and nature of the proposed development effects are unlikely to be significant.

Will the development cause noise and vibration or release of light, heat energy or electromagnetic radiation? • from operation of equipment eg. engines, ventilation plant, crushers? • from industrial or similar processes? • from blasting or piling? • from construction or operational traffic? • from lighting or cooling systems? • from sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)? • from any other sources?	Noise and vibration impacts are likely during construction and operation of the development. Impacts could occur from the use of mobile plant including construction. However impact would be short term and transitory and could be controlled through the use of standard and easily implementable conditions, such as limited site construction hours, or the use of acoustic barriers etc. Post development the proximity of the site to the A50 (T) could lead to increased noise complaints. However it is likely that potential noise issues could be mitigated through appropriate site design, layout and construction. No significant impacts likely.
Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea? • from handling, storage, use or spillage of hazardous or toxic materials? • from discharge of sewage or other effluents (whether treated or untreated) to water or the land? • by deposition of pollutants emitted to air, onto the land or into water • from any other sources? • is there a risk of long term build-up of pollutants in the environment from these sources?	Site includes proposals to deal with surface water onsite. Foul Water is likely to discharge to the foul network and most likely to be treated at Derby WWTWs which is located in Spondon. There are known capacity issues in the sewerage network across the southern edge of Derby City and it is possible that local capacity enhancements could be required to facilitate this development in combination with that consented to the north in Derby City. However given the scale of this site and that in Derby City it is not likely that strategic enhancements to the foul network will be required. Limited potential for handling and storage of chemical during site construction and use although these are unlikely to lead to significant risk of contamination given the nature of the proposed site use and the scale of the development. Site is not located in a ground water protection zone. Site is not located in a nitrate vulnerable zone.
(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 could have effects on people or the environment? • from explosions, spillages, fires, etc. from storage, handling, use or production of hazardous or toxic substances? • from events beyond the limits of normal environmental protection (e.g. failure of pollution control systems)? • from any other causes? • could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip, etc)?	No significant risk of accidents identified. Developer confirms that risk of accidents will be low and development will be managed in accordance with health and safety regulations.
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)? • use of hazardous or toxic substances ? • potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)? • effect on people's living conditions	May be potential for the storage of fuels or chemicals during site construction although storage of such materials is easily controlled through standard development control conditions. Impacts are unlikely to be significant and could be controlled through appropriate site design and implementation.
(g) Other characteristics: potential physical changes (topography, land-use, changes in waterbodies, etc.) from construction, operation or decommissioning of the development	
permanent or temporary change in land use, land cover or topography including increases in intensity of land use?	Yes
clearance of existing land, vegetation & buildings?	Yes, agricultural land. Limited (less than 5ha)
creation of new land uses?	Yes, residential use and related infrastructure provision.

pre-construction investigations (e.g. boreholes, soil testing)?	Unknown. If required would be likely to be very limited.
construction or demolition works?	Yes.
temporary sites or housing for construction workers?	No
above ground buildings, structures or earthworks including linear structures, cut & fill or excavations?	Yes new homes, potential for new energy and pumping stations.
underground works including mining or tunnelling?	Utilities and pipe laying related to residential uses. Limited.
reclamation works?	No
dredging?	No
coastal structures (seawalls, piers)?	No
offshore structures?	No
production and manufacturing processes?	No
facilities for storage of goods or materials?	Limited, possible need for storage compounds/areas during construction phase only.
facilities for treatment or disposal of solid wastes or liquid effluents?	No.
facilities for long term housing of operational workers?	No
new road, rail or sea traffic during construction or operation?	No
new road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports, etc.?	No
closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No
new or diverted transmission lines or pipelines?	None identified.
impounding, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	Creation of new sustainable drainage system on site.
stream crossings?	None identified
abstraction or transfers of water from ground or surface waters?	No
changes in waterbodies or the land surface affecting drainage or run-off?	Limited as above, surface water effects could be easily controlled through planning condition.
transport of personnel or materials for construction, operation or decommissioning?	Limited transportation of materials during construction process
long term dismantling or decommissioning or restoration works?	No.
ongoing activity during decommissioning which could have an impact on the environment?	None identified

influx of people to an area either temporarily or permanently?	Yes. Development could increase local population by around 230 people. In combination with consented development population growth could be of the order of 650 although this is unlikely to represent a significant level of growth given that the population of Sinfen was recorded at 15,128 in 2011.
introduction of alien species?	No
loss of native species or genetic diversity?	Unlikely
any other changes?	None identified
2. LOCATION OF THE DEVELOPMENT	Briefly describe Significant effect likely? Yes/no
(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)?	Agricultural land to south and west. A50 (T) around 500m to the south (although this will not be affected by development). Residential development to the north and north west.
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	No site is greenfield. However it is limited in scale (4.95ha). Available information indicates that it is unlikely to include best and most versatile land (being grade 3b). In any case agricultural land is not a scarce resource locally.
(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? • groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals	Development of this nature and scale would be unlikely to have any discernible impact on this area.

(c) Absorption capacity of the natural environment	
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?	There are no non-statutory wildlife sites located within 300m of this site. There are no SSSIs or European sites within the vicinity of the proposal site Development would therefore be unlikely to have any discernible effect on any wildlife sites. The developer has confirmed that preliminary ecological assessment work has been undertaken on the site and that development will not affect statutorily designated or locally designated wildlife sites. Development would lead to the loss of part of Sinfin Moor Rigs. This is a glacial lake bed and extends some 2 square km across the southern edge of Derby between Chellaston and Sinfin. The partial loss of around 5 ha of this site would be unlikely to harm the integrity of this site as a whole. There are no listed buildings or conservation areas located within 500m of the site. There are no schedule monuments within 1km of the site.
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology • wetlands, watercourses or other waterbodies • the coastal zone • mountains, forests or woodlands • nature reserves and parks	None identified
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, over wintering, migration) which could be affected?	Preliminary ecological assessment indicates that key landscape elements will be mostly retained and that loss of arable land would be unlikely to have notable effects on local wildlife. No protected species records have been identified on site. Additional planting with publically accessible open spaces and new private garden spaces will result in potential biodiversity gain on site (in line with NPPF and LP1 requirements).
Are there any inland, coastal, marine or underground waters on or around the location which could be affected?	No.
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	The local landscape is not subject to local or national landscape designations owing to its character, moreover proposal would be viewed in the context of existing trunk road to the south, and residential development to the north and north west. Landscape effects are unlikely to be significant.
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?	None identified

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 developer has indicated that a preliminary transport assessment has been undertaken and that this does not highlight any notable highways issues locally. The site would be well related to existing frequent bus services that run across Deepdale Lane and Wragley Way. Trip generation by this proposal together with consented schemes in Derby City will be modest and the free flow of traffic along Deepdale Lane will not be affected.
Is the development in a location where it is likely to be highly visible to many people?	Site could be visible from the medium distance views owing to the local landform which is flat in nature. However given the scale of development and the potential for screening the proposal and its relationship with existing and consented residential development in Derby City would reduce the potential landscape and visual effects associated with this proposal.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	No
Are there any areas on or around the location which are densely populated or built up, which could be affected?	Sinfin to the north.
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?	Closest is the AQMA in Derby City, although given the scale, nature and location of development it is unlikely that it would give rise to significant effects in respect of air quality.
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?	No.

This checklist is designed to help users decide whether EIA is required based on the characteristics of the likely impacts of the project. It is to be used in case-by-case screening in conjunction with the Screening Checklist.

The Screening Checklist provides a list of questions to help identify where there is the potential for interactions between a project and its environment. This checklist is designed to help decide whether those interactions - effects - are likely to be significant.

Those responsible for making screening decisions often find difficulties in defining what is “significant”. A useful simple check is to ask whether the effect is one that ought to be considered and to have an influence on the development consent decision. At the early stage of Screening there is likely to be little information on which to base this decision but the following list of questions may be helpful. These questions can be asked for each “Yes” answer in the Screening Checklist and the conclusion and the reasons for it noted in the checklist. The questions are designed so that a “Yes” answer will generally point towards the need for EIA and a “No” answer to EIA not being required.

- | | |
|--|--------------------|
| 1. Will there be a large change in environmental conditions? | ~~Yes~~ /No |
| 2. Will new features be out-of-scale with the existing environment? | ~~Yes~~ /No |
| 3. Will the effect be unusual in the area or particularly complex? | ~~Yes~~ /No |
| 4. Will the effect extend over a large area? | ~~Yes~~ /No |
| 5. Will there be any potential for trans-frontier impact? | ~~Yes~~ /No |
| 6. Will many people be affected? | ~~Yes~~ /No |
| 7. Will many receptors of other types (fauna and flora, businesses, facilities) be affected? | ~~Yes~~ /No |

- | | |
|--|------------------------------------|
| 8. Will valuable or scarce features or resources be affected? | ~~Yes~~ /No |
| 9. Is there a risk that environmental standards will be breached? | ~~Yes~~ /No |
| 10. Is there a risk that protected sites, areas, features will be affected? | ~~Yes~~ /No |
| 11. Is there a high probability of the effect occurring? | ~~Yes~~ /No |
| 12. Will the effect continue for a long time? | Yes/ ~~No~~ |
| 13. Will the effect be permanent rather than temporary? | Permanent/
~~Temporary~~ |
| 14. Will the impact be continuous rather than intermittent? | Yes/ ~~No~~ |
| 15. If it is intermittent will it be frequent rather than rare? | ~~Yes~~ / ~~No~~ |
| 16. Will the impact be irreversible? | Yes/ ~~No~~ |
| 17. Will it be difficult to avoid, or reduce or repair or compensate for the effect? | ~~Yes~~ /No |