

EIA SCREENING OPINION - Planning Authority Summary

Application Reference Number	16NP0082
Description / Site Address	Construction of estate storage shed to the rear of Woodside Cottage, Sharperton, Morpeth, Northumberland, NE65 7AR

Introduction

Following the submission of a planning application for the development listed above, the Local Planning Authority has considered this proposed development based on the information provided as a formal EIA screening opinion request under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

Based on the information submitted, the LPA's assessment of the likely significance of potential environmental impacts concludes that an **Environmental Impact Assessment is not required**. A statement of reasons follows.

EIA Screening Checklist

(Stage 1) - Is the proposal indicated by the broad descriptions given in Schedule 2 Column 1 of the Regulations?

Yes - 10. Infrastructure projects, (b) urban development projects.

(Stage 2) - Does the proposal exceed the indicative threshold criteria in Schedule 2 Column 2 of the 2015 EIA Regulations?

No – The project is for an estate storage building and does not include more than one hectare of urban development which is not dwellinghouse development.

(Stage 3) – Does the proposal exceed any of the indicative thresholds set out in Planning Practice Guidance?

No – The indicative thresholds relevant to this proposal suggest that 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 (e.g. the area of the scheme is more than 5 hectares, or it would provide a total of more than 10,000 m² of new commercial floorspace), or the types of impact are of a markedly different nature, or there is a high level of contamination.

(Stage 4) – Assessment of Sensitivity. All constraints & designations affecting or affected by the proposal, both on the site itself and its surrounding area should be considered. EIA Regulation 2(1) defines sensitivity. The thresholds in Schedule 2 Column 2 and indicative thresholds do not apply in sensitive areas.

Yes – The development is within a sensitive area as defined by EIA Regulation 2(1). The site is located with Northumberland National Park, a national designation. There is the increased potential for high sensitivity in terms of considerations including the area's special qualities of biodiversity, landscape, tranquillity and heritage/archaeological considerations.

As the proposal falls within a sensitive area, the scale of the development falling below the thresholds and more lenient criteria set out in Stage 2 and 3 of this process do not rule out the potential for the proposal to be EIA development.

(Stage 5) – Schedule 3 of the EIA Regulations sets out the following selection and assessment criteria that should be taken into account in determining whether a proposal is likely to have significant environment effects.

Any of the characteristics of the development, locational factors or characteristics of the potential impact that are likely to cause concerns regarding potential impacts are highlighted in bold. Those which do not are struck through.

1. Characteristics of the Development

- ~~(a) The size of the development~~
- ~~(b) The cumulation with other development~~
- ~~(c) The use of natural resources~~
- ~~(d) The production of waste~~
- ~~(e) Pollution and nuisances~~
- ~~(f) The risk of accidents~~

2. Location of Developments

- ~~(a) The existing land use~~
- ~~(b) Abundance, quality and regenerative capacity of natural resources~~
- ~~(c) The absorption capacity of the natural environment, particularly:~~
 - ~~(i) wetlands;~~
 - ~~(ii) coastal zones;~~
 - ~~(iii) mountain and forest areas;~~
 - ~~(iv) nature reserves and parks;~~

- ~~(v) areas designated by Member States pursuant to Council Directive 2009/147/EG on the conservation of wild birds(1) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora(2);~~
- ~~(vi) areas in which the environmental quality standards laid down in EU legislation have already been exceeded;~~
- ~~(vii) densely populated areas;~~
- ~~(viii) landscapes of historical, cultural or archaeological significance.~~

3. Characteristics of the Potential Impact

The potential significant effects of developments must be considered in relation to criteria set out under paragraphs 1 and 2, and having regard in particular to –

- ~~(a) The extent of the impact (geographical area/population size affected)~~
- ~~(b) The transfrontier nature of the impact~~
- ~~(c) The magnitude and complexity of the impact~~
- ~~(d) The probability of the impact~~
- ~~(e) The duration, frequency and reversibility of the impact~~

Statement of Reasons

Given the characteristics, scale and location of the development, there are not considered to be any factors which would indicate that the proposal would generate significant environmental impacts. This includes, but is not limited to impacts on the natural environment, including landscape and ecological impacts, impacts upon the historic environment, as well as potential effects on tranquillity, through noise, traffic, or other disturbance.

Conclusion

The Local Planning Authority has considered this proposed development based on the information provided as a formal EIA screening opinion request under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

Based on the information submitted, the LPA's assessment of the likely significance of potential environmental impacts concludes that an **Environmental Impact Assessment is not required**. A statement of reasons is set out above.

	Signature	Date
Planning Officer		
Head of Development Management		