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| <b>Application Reference Number</b> | 16NP0089   |
| <b>Description / Site Address</b>   | Removal of existing derelict railway carriage, construction of car port/garage incorporating solar panels and covered link to property. Demolition of existing rear extension and construction of replacement extension and construction of fuel hopper at Whitlees, Elsdon, Newcastle Upon Tyne, NE19 1BT |

### SCREENING OPINION – Planning Authority Summary

Following consideration of the proposed development in terms of the formal EIA Screening process, the LPA has assessed the significance of the potential environmental impacts of the development and has concluded that, based on the information provided, the proposal would not be EIA development. 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?

**No** - the development does not fall within Schedule 2 of the Regulations.

**(Stage 2)** – Does the proposal exceed the threshold criteria as set out in Schedule 2 Column 2 of the Regulations?

**No** – (see Stage 1, above)

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

**No** – The indicative thresholds relevant to this proposal suggest that EIA is unlikely to be required on sites which have been previously developed, unless the redevelopment is significantly greater in terms of scale, impacts 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 criteria in Circular 02/99 do not apply in sensitive areas.

**Yes** – The development is within a sensitive area as defined by EIA Regulation 2(1).

#### *EU/National Site Designations*

**Northumberland National Park** – Designation of area including and surrounding development site. Potentially sensitive in terms of biodiversity, landscape, tranquillity and archaeological considerations.



**Grade II Listed Building – BASTLE HOUSE CIRCA 50 YARDS NORTH OF WHITLEES.**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Statement of Reasons:**

Given the characteristics, scale, location and design of the development, there are not considered to be any factors which would indicate that the development proposal would generate significant environmental factors, including those upon the natural environment, ecology, historic environment, as well as potential effects upon tranquillity.

**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.

|  | <b>Signature</b> | <b>Date</b> |
|--|------------------|-------------|
| <b>Planning Officer</b>                                      |                  |             |
| <b>Head of Development Management or<br/>Chief Executive</b> |                  |             |