

Application Reference Number	17NP0011LBC
Description / Site Address	Retrospective - Listed Building Consent - Erection of 1.2 metre high wooden fence and gates surrounding perimeter of the property boundary and replacement of roof ridge tiles and roof light window

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.

Registered Battlefield: Battle of Otterburn, 1388 – National designated heritage assets. Potentially sensitive in terms of considerations relating to the historic environment.



Otterburn Hall; Farmbuildings Attached To Rear Of Otterburn Hall Farmhouse; Otterburn Hall Farmhouse- Grade II Listed Buildings. These buildings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) for their special architectural or historic interest.

Statement of Reasons:

Given the characteristics, scale, proposed materials, location and design of the development, there are not considered to be any factors which would indicate that the development proposal would generate significant environment 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.

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		