APPENDIX 1.2

BDC EIA SCREENING OPINION

BROADLAND DISTRICT COUNCIL
20 Jan 2017
20170104
PLANNING CONTROL
Barton Willmore LLP  
Attention: Lucy Wood  
7 Soho Square  
London  
W1D 3QB

Date Of Decision: 24 June 2016  
Development: Proposed Development of up to 425 Dwellings & Open Space - Screening Opinion  
Location: Land South of Salhouse Road, Sprowston  
Applicant: Barton Willmore LLP  
Application Type: EIA Screening Opinion


The proposed development falls within the description contained at Schedule 2, 10 (b) (Urban Development Projects) of the above Regulations on the basis that the area of development exceeds the 0.5 hectare threshold specified in column 2. Therefore the Local Planning Authority has considered the criteria set out in schedule 3 of the 2011 Regulations, and is of the opinion that the development represents a cumulation with other developments to such an extent that it must be considered as EIA development.

Accordingly the Local Planning Authority has adopted the opinion that the development referred to above is EIA development as defined in the 2011 Regulations.

The reasons for the decision are:-

The proposed development is for up to 425 dwellings and open space. The site comprises a total of 17.5 hectares.

Guidance on identification of Schedule 2 development requiring Environmental Impact Assessment suggests that possible cumulative effects with other development should be considered. The proposed development land is part of a wider allocation of Policy GT7 of the Growth Triangle Area Action Plan. This policy allocates 1,400 homes (amongst other things) for this site, but this proposed development proposes to develop only part of it. Of note is that there is a separate application in currently for the rest of the land that makes up this allocation. The whole of this site has been screened previously and it was considered to be EIA development and therefore it stands that the two sites together would still be considered as EIA development cumulatively.

Furthermore, the size of the site on its own and in cumulative terms is such that it would give rise to a significant number of new households. Given the location of this development there is a strong (evidenced) possibility that the residents of this development would visit the Broads International Sites. Increased visitor pressure on the
Broads International Sites has the potential for significant detrimental ecological disturbance, contrary to EU Legislation.

This site is located within the Old Catton, Sprowston, Rackheath, Thorpe St Andrew Growth Triangle as defined within the adopted Joint Core Strategy for Greater Norwich. Recently a development known locally as North Sprowston and Old Catton (NS&OC) for up to 3,520 with associated facilities and infrastructure was considered to be of such a size and in such a location that it constituted EIA development. Furthermore an Appropriate Assessment was required to be undertaken by the competent authority (Norfolk County Council on behalf of the Local Planning Authority) to determine the impact of the development on the Broads International Sites and whether the mitigation proposed (Beeston Park) was sufficient. It concluded that when enhanced as proposed, the scale of Beeston Park, its location and it attractiveness would enable it to fulfil its intended function to reduce disturbance impacts on the Broads International Sites from residents of the development. Of relevance here is the reference to the ‘residents of the development’ as it went onto conclude that Beeston Park will not be sufficient in scale, location and attractiveness to draw residents from the two other Core Development Areas (of which this site is in one) within the Growth Triangle to reduce impacts on the Broads International Sites.

Whilst this proposal is not of the size of the NS&OC development it is clear that it is of such a size and in such a location that it will have more than local impact, specifically on the Broads International Sites.

Accordingly, the Local Planning Authority has adopted the screening opinion that the development referred to is EIA development as defined in the Regulations.

Signed

[Signature]

Mr P Courtier  
Head of Planning  
Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich, NR7 0DU