



**Our Contact:** David Lowin  
**Direct Dial:**  
**Email:** david.lowin@tewkesbury.gov.uk

01 June 2023

Black Box Planning  
FAO Chris McNulty  
36 King Street  
Bristol  
BS1 4DZ

Dear Sir/Madam

**Town and Country Planning (Environmental Impact Assessment) Regulations 2017  
Regulation 5: Request for a Screening Opinion**

<b>PROPOSAL</b>	<b>Environmental Impact Assessment (EIA) screening opinion pursuant to Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). The proposed development comprises expansion of the existing Brockridge Business Park to provide for up to 33,329 sqm of B8 employment use classes, together with associated landscaping, drainage, infrastructure and highways. The total site area is approximately 11.7ha. The development proposed is subject to planning application reference 21/01498/OUT</b>
<b>LOCATION</b>	<b>Brockridge Park Brockridge Road Twyning Tewkesbury Gloucestershire</b>

I refer to your correspondence dated 08.03.2023 requesting an EIA screening opinion in respect of the above development.

This is the adopted screening opinion of the Local Planning Authority in respect of the proposed development identified above.

The reason for this decision (statement as required under Reg. 5(5) of the EIA Regulations 2017) is that the development proposals have been assessed in relation to the selection criteria for screening Schedule 2 development as set out in Schedule 3 of the EIA Regulations 2017. I can confirm that, based on the information submitted the Local Planning Authority is of the opinion that the submission of an Environmental Statement in connection with this development at this time is **not required**. The Local Planning Authority has taken into account the size and nature of the proposed development, the location of the potential development site and the likely impact of the proposal on the character and appearance of the area, the potential increase in traffic, the potential effects on biodiversity, heritage assets, trees, hydrology (including flood risk), land contamination, noise and air quality, and the potential socio economic implications of the development including cumulative impacts on the local area. Further details and reasons for this decision are set out in the attached report.

I can confirm that in accordance with the regulations, a copy of this decision has been placed on the appropriate register.

Yours faithfully

A handwritten signature in black ink that reads "Sandra Ford". The signature is written in a cursive style with a horizontal line underneath the name.

Head of Development Services

ENC EIA Matrix

**TEWKESBURY BOROUGH COUNCIL**

**The Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

**Screening Matrix**

1. Case Details	
a.	<p>LPA Case Reference:</p> <p>23/00002/SCR</p>
b.	<p>Site Address:</p> <p>Brockridge Park</p> <p>Brockridge Road</p> <p>Twyning</p> <p>Tewkesbury</p> <p>Gloucestershire</p>
c.	<p>Description of Development:</p> <p>Environmental Impact Assessment (EIA) screening opinion pursuant to Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations). The proposed development comprises expansion of the existing Brockridge Business Park to provide for up to 33,329 sqm of B8 employment use classes, together with associated landscaping, drainage, infrastructure and highways. The total site area is approximately 11.7ha. The development proposed is subject to planning application reference 21/01498/OUT</p>
d.	<p>Key constraints:</p> <p>Great Crested Newts -Amber Risk</p> <p>TPO's</p> <p>Adjacent to classified Strategic network Road M50</p>

2. EIA Details	
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?	No
If YES, which description of development (THEN GO TO Q4)	
Is the project Schedule 2 development under EIA Regulations?	Yes
If YES, under which description of development in Column 1 and Column 2?	Column 10(a) of Schedule 2, Industrial estate developments in excess of 0.5 ha

Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	No
If YES, which area?	
Are the applicable thresholds/criteria in Column 2 exceeded/met?	
If YES, which applicable threshold/criteria?	
<b>3. LPA/SOS Screening</b>	
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)?	No
If YES, is a copy of the SO / SD on the file?	N/A
If YES, is the SO / SD positive?	N/A
<b>4. Environmental Statement</b>	
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

**SCREENING**

Questions to be considered	<b>(Part 2a) / (Part 2b) – Answer to the question &amp; explanation of reasons</b> (Yes/No or Not Known or N/A)		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a significant effect likely?</b> (Yes/No or Not Known or N/A)	
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site  <b>(If answer in Part 2a / 2b is ‘No’, the answer to Part 3a/3b is N/A)</b>		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact?  If the finding of no significant effect is <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold.</b>	
<b>1. NATURAL RESOURCES</b>				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	The proposal would be likely to entail topographical changes to the existing levels for the purposes of the development	No	No likely significant effects
1.2 Will construction or operation of the project use natural resources above or below ground such	No	The project will not utilize above or below ground resources.	No	No likely significant effects

as land, soil, water, materials/minerals or energy which are non- renewable or in short supply?				
1.3 Are there any areas on/around the location which contain important, <b>high quality or scarce resources</b> which could be affected by the project, eg forestry, agriculture, water/coastal, fisheries, minerals?	No	The site comprises an area of agricultural land. While this resource would be lost, when considered amongst other determining criteria, the loss alone would be insufficient to trigger an EIA requirement	No	

Questions to be considered	(Part 2a) / (Part 2b) – Answer to the question & explanation of reasons (Yes/No or Not Known or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a significant effect likely? (Yes/No or Not Known or N/A)	
<b>2. WASTE</b>				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	During the site preparation stage some limited waste may be generated, sorted and stored prior to disposal / recycling off site. During construction spoil material and construction material would be temporarily stored on site. Residual waste would be removed from the site.	No	No likely significant effects which could not be dealt with through good practice and planning condition via a Construction Environmental Management Plan,
<b>3. POLLUTION AND NUISANCES</b>				
3.1 Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	No	The site comprises agricultural land and is unlikely to contain contaminants. The proposed use for industrial purposes potentially may release pollutants	No	As a precautionary measure a suitable planning condition(s) can monitor likely impacts both during construction and during operational phase and provide remedies and/ or mitigation for any impact identified.
3.2 Will the Project cause noise and vibration or release of light, heat, energy or electro-magnetic radiation?	Yes	The use will be likely to produce noise and light during the construction and operational phases.	No	As a precautionary measure a suitable planning condition(s) can monitor likely impacts both during construction and during operational phase and provide remedies and/ or mitigation for any impact identified.
3.3 Will the Project lead to risks of contamination of land or water from releases of pollutants onto	Yes	There is some potential for pollution to ground from spillages of hydrocarbons during construction and operational	No	As a precautionary measure a suitable planning condition(s) can monitor likely impacts both during construction and

the ground or into surface waters, groundwater, coastal waters or the sea?		phases. However, this risk is considered to be consistent with all construction and operational phases of similar land uses.		during operational phase and provide remedies and/ or mitigation for any impact identified.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage eg where existing legal environmental standards are exceeded, which could be affected by the project?	No	There are no known areas on or adjoining the site which are the subject.  to pollution or environmental damage which would be affected by the project.	N/A	
<b>4. POPULATION AND HUMAN HEALTH</b>				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	The nature of the project is such that there is no material increased risk to human health or the population of major accidents during construction or operation. Such risks can be the subject of containment within the site through implementation of Health and Safety regulations.	No	No significant effects are anticipated.
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (For example due to water contamination or air pollution)	No	The site is not in proximity to any densely populated areas.	No	No significant effects are anticipated

Questions to be considered	<b>(Part 2a) / (Part 2b) – Answer to the question &amp; explanation of reasons</b>  (Yes/No or Not Known or N/A)		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a significant effect likely?</b>  (Yes/No or Not Known or N/A)	
<b>5. WATER RESOURCES</b>				
5.1 Are there any water resources including surface waters, eg rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	No	Site is within Flood Zone 1. The project is unlikely to produce any impact in terms of fluvial flood risk. The existing pond on site presents a risk but can be appropriately managed by identification of a flood risk strategy and implementation of that strategy	No	No significant risks are anticipated.
<b>6. BIODIVERSITY (SPECIES AND HABITATS)</b>				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (Eg wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	No	No statutory ecological designations over or within the immediate vicinity of the site. However, the existing M50 junction nearby is within the designation of notated as a Gloucestershire Key Wildlife site.	No	No material effects are anticipated, but an ecological enhancement strategy is submitted that details potential appropriate mitigation.
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or	No	The nature of the proposal is unlikely to adversely affect sensitive species, but such	No	No significant impact on flora or fauna which cannot be identified or mitigated via

around the site, eg for breeding, nesting, foraging, resting, over-wintering or migration, be affected by the project?

risk can be discovered by the submission of an ecological management plan

the submission of and adherence to an ecological mitigation and enhancement strategy.

Questions to be considered	<b>(Part 2a) / (Part 2b) – Answer to the question &amp; explanation of reasons</b>  (Yes/No or Not Known or N/A)		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a significant effect likely?</b>  (Yes/No or Not Known or N/A)	
<b>7. LANDSCAPE AND VISUAL</b>				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? (See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas). Where designated indicate level of designation (international, national, regional or local).	No	The project site is not subject to any form of statutory landscape designation.	No	No effects are anticipated.
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	Local views of the site can be obtained from a PROW adjacent to the Eastern part of the site, more distant views are difficult to obtain from Brockeridge Road to the South and from Twyning village	No	No significant views are likely but a more detailed analysis via a Landscape Visual Impact Assessment will confirm this view.
<b>8. CULTURAL HERITAGE/ARCHAEOLOGY</b>				
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project	Yes	Brockeridge Farmhouse a Grade II listed building is located immediately south of the site and the implications of the development upon its setting and significance is required.	No	It is considered that the material effect on the listed structure is unlikely to be adversely impacted but can be considered by the Council's Conservation advisor. Archaeological advice can be obtained on the project and subject to that advice any

<p>(including potential impacts on setting, and views to, form and within)? Where designated indicate level of designation (international, national, regional or local).</p>				<p>necessary investigation and mitigation can be implemented.</p>
--	--	--	--	---

Questions to be considered	<b>(Part 2a) / (Part 2b) – Answer to the question &amp; explanation of reasons</b>  (Yes/No or Not Known or N/A)		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a significant effect likely?</b>  (Yes/No or Not Known or N/A)	
<b>9. TRANSPORT AND ACCESS</b>				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No	The PROW on the eastern side of the site is situated outside the proposed development area.	No	
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	The site is adjacent to junction 1 of the M50, part of the Strategic Road network and Brockeridge Lane	No	The applicants submitted Transport Assessment reveal no material significant effects are considered likely.
<b>10. LAND USE</b>				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? Eg housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure / sports / recreation.	No	The site is within the open countryside and generally not in close proximity to densely populated areas that are likely to be materially affected.	N/A	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	None presently known.	No	
<b>11. LAND STABILITY AND CLIMATE</b>				

11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme / adverse climatic conditions, eg temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	There are no known adverse ground or environmental conditions present which would present environmental problems.	No	
---	----	---	----	--

Questions to be considered	(Part 2a) / (Part 2b) – Answer to the question & explanation of reasons (Yes/No or Not Known or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a significant effect likely? (Yes/No or Not Known or N/A)	
<b>12. CUMULATIVE EFFECTS</b>				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No		N/A	
<b>13. TRANSBOUNDARY EFFECTS</b>				
13.1 Is the project likely to lead to transboundary effects? (The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts).	No		N/A	

## 5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The character of the project, its location, the types and characteristics of potential impacts and mitigation measures that would be employed to manage its impacts, it is considered that the development would be unlikely to have significant effects on the environment and an Environmental Impact Assessment is therefore not required.

In reaching this conclusion the Local Authority has had regard to the advice from Environmental Health, Historic England, Natural England, the Environment Agency, the Council's Ecology advisor, Gloucestershire County Highways, and National Highways.

## 6. SCREENING DECISION

If a SO / SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	No
Is an ES required?	No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
	Is likely to have significant effects on the environment	ES required
Not likely to have significant effects on the environment	ES not required	Not Required
More information is required to inform direction	Request further info	None required

<b>OFFICER</b>	David Lowin Senior Planning Officer (Contractor)
<b>DATE</b>	03.04.2023