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2 June 2023

Robert Hitchins Limited
FAO Phil Hardwick
The Manor
Boddington
Cheltenham
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GL51 0TJ

Dear Sir/Madam

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

PROPOSAL	Proposed construction of a residential development of up to 30 dwellings and associated infrastructure.
LOCATION	Land West Of Fiddington Lane Parcel 4256 Homedowns Tewkesbury Gloucestershire

I refer to your correspondence dated 10.03.2023 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 long horizontal line under the first 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.	LPA Case Reference: 23/00003/SCR
b.	Site Address: Land West Of Fiddington Lane Parcel 4256 Homedowns Tewkesbury Gloucestershire
c.	Description of Development: Proposed construction of a residential development of up to 30 dwellings and associated infrastructure.
d.	Key constraints: None

2. EIA Details	
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations? If YES, which description of development (THEN GO TO Q4)	No
Is the project Schedule 2 development under EIA Regulations? If YES, under which description of development in Column 1 and Column 2?	No by reason of not falling within area criteria or number of dwellings
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?	N/A
Are the applicable thresholds/criteria in Column 2 exceeded/met?	No
If YES, which applicable threshold/criteria?	
3. LPA/SOS Screening	
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
4. Environmental Statement	
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

SCREENING

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)	
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a/3b is N/A)		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 reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
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 development will introduce built development into a rural location and some physical changes to topography to accommodate the development are inevitable.	No	
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non- renewable or in short supply?	Yes	There would be a permanent loss of agricultural land (classification unknown). Natural resources such as minerals, energy and water would be expended during	No	

		<p>construction, which would be proportionate to the scale of the development. Construction best practice would be implemented, including a Site Waste Management Plan to reduce the use of resources and encourage recycling. New dwellings No would be constructed to current Building Regulations standards.</p>		
<p>1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, eg forestry, agriculture, water/coastal, fisheries, minerals?</p>	<p>No</p>	<p>Not Known</p>	<p>No</p>	

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)	
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Waste would arise from the proposed development, including from vegetation clearance. A Site Waste Management Plan would be implemented to reduce waste arisings and encourage recycling	No	No significant effect likely
3. POLLUTION AND NUISANCES				
3.1 Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	There will be potential for noise, dust and emissions during the construction phase, and potential pollution of surface waters from spillages. However, the risks would be managed and minimized through Construction Management Plan which will ensure construction best practice techniques are employed.	No	No significant effect likely
3.2 Will the Project cause noise and vibration or release of light, heat, energy or electro-magnetic radiation?	Yes	As 3.1 above there is potential for noise and vibration through construction activities.	No	No significant effect likely
3.3 Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	As 3.1 above there is potential for contamination of land/water through construction activities.	No	No significant effect likely
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage eg	No	The site is not within an Air Quality Management Area. The closest AQMA is located at	No	

<p>where existing legal environmental standards are exceeded, which could be affected by the project?</p>		<p>Tewkesbury town centre 2.2km west of the site.</p>		
<p>4. POPULATION AND HUMAN HEALTH</p>				
<p>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?</p>	<p>No</p>	<p>The residential development and infrastructure poses no unusual known risk of major accidents and construction best practice would minimise such risks. The development project is not of a type that would store or process hazardous substances in the quantities relevant to the potential for major accidents, it is not located within a safeguarding zone of Explosives site, nor is it located within a consultation zone for major accident hazard pipelines and hazardous substances consented sites.</p>	<p>No</p>	
<p>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)</p>	<p>No</p>	<p>The residential development and infrastructure works pose no known major risks to the existing population</p>	<p>No</p>	

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)	
5. WATER RESOURCES				
<p>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?</p>	Yes	<p>The Tirlle Brook watercourse is located immediately north of the site. The site is substantially within Flood Zone 1, with smaller parts within Flood Zones 2 and 3, where there is a risk of flooding in the northern, north eastern corner and eastern boundary of the site. This risk could be managed/mitigated through a Flood Risk Assessment/ Drainage Strategy.</p>	No	
6. BIODIVERSITY (SPECIES AND HABITATS)				
<p>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</p>	Yes	<p>There are no protected areas located on the site. The site is located with an SSSI Impact Risk Zone for the Severn Ham SSSI (3.2km west), and Old River Severn, Upper Lode SSSI (4km west). Within the 5km of the site two other SSSIs are also present: Upper Meadow and Summer Leasow SSSI ((4.1km north) Turvey's Piece SSSI (4.7km south-west) The development therefore has the potential for adverse effects on protected areas.</p>	Not Known	<p>The potential impact of the project on protected areas/species is dependent on the results/ recommendations of ecological surveys and assessments accompanying any future application. This would enable the appropriate management, mitigation and compensation of any impacts. It is not considered likely that the impact will be significant.</p>

<p>designation (international, national, regional or local))).</p>				
<p>6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, eg for breeding, nesting, foraging, resting, over-wintering or migration, be affected by the project?</p>	<p>Yes</p>	<p>The site, includes trees and hedgerows in field boundaries. A number of small waterbodies are located within 250m of the site boundary and the Tirl Brook is located immediately north. The development therefore has potential for significant populations of protected species to be present and their presence would need to be confirmed through the appropriate level of ecological survey.</p>	<p>Not Known</p>	<p>See 6.1 above</p>

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)	
7. LANDSCAPE AND VISUAL				
<p>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).</p>	Yes	<p>The nationally protected landscape of the Cotswolds AONB lies some 2.8km east at its closest point to the site. The site itself is not subject to any landscape designations. The nature of the project would give rise to a permanent impact on landscape and scenic value of the area during construction and implementation phases. This impact would be in combination with the adjacent planning permission for 850 dwellings (ref: 17/00520/OUT) together with the newly completed garden centre.</p>	No	<p>Not likely to be a significant impact.</p>
<p>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?)</p>	Yes	<p>The construction and implementation phases of the project would be visible from various public vantage points around the site. Most of the western boundary is defined by Fiddington Lane which runs north/south, connecting to the A46 trunk road north of the site. The closest Public Right of Way lies 80m east of the eastern boundary, Ashchurch footpath</p>	No	<p>The site will together with already committed development will be visible</p>

	<p>lies 140m from the western boundary and the Gloucestershire Way long distance route passes the southern boundary. The PROW network connects to Tewkesbury and surrounding areas. A north/south mainline railway link lies immediately east of the site.</p>	
<p>8. CULTURAL HERITAGE/ARCHAEOLOGY</p>		
<p>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 (including potential impacts on setting, and views to, form and within)? Where designated indicate level of designation (international, national, regional or local).</p>	<p>Yes</p> <p>There are several listed buildings in the vicinity of the site (Church of St Nicholas, listed Grade II*, approx. 600m north, and Manor Farm, Fiddington, listed Grade II*, approx 1.4km south). A scheduled monument is located 1.5km west: Manor Farm, Fiddington, listed Grade II*, approx 1.4km south of the site boundary. A Battlefield is located 2.5km west south west of the site: Battle of Tewkesbury 1471. In relation to archaeology, in view of previous archaeological investigation on this and adjacent sites, and the large size of the proposed development area (7.7 ha), it is considered that there is high potential for significant archaeological deposits relating to prehistoric and Roman activity</p>	<p>No</p> <p>Unlikely to be significant effects on the listed buildings, scheduled monument and battlefield due to the fact major infrastructure features, such as the M5 corridor, have partially severed the wider setting of these assets. In respect of archaeology, the impact would need to be determined through an investigation of archaeological issues prior to the determination of any application.</p>

	<p>an settlement to be present, but masked from view by the agricultural soils which currently cover the land. Ground works and intrusions required for the proposed development may have an adverse impact on significant archaeological remains.</p>	
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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)	
9. TRANSPORT AND ACCESS				
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?	Yes	The closest Public Right of Way lies east of the eastern boundary, Ashchurch footpath lies some 200 m from the western boundary and the Gloucestershire Way long distance route passes the southern boundary. None of the PROW would be obstructed though the users experience of them would be affected by the development which would be in proximate. A public highway, Fiddington Lane passes alongside the application site.	No	The routes are unlikely to be significantly affected by the project. The experience of the users of the PROW would already be affected by consented residential development to the west.
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 connects, via Fiddington Lane and the proposed new roads, to the A46 to the north which forms part of the Trunk Road network, and in turn connects to the M5 motorway at Junction 9 to the west. Both routes are susceptible to congestion.	Not Known	A full Transport assessment would need to be submitted for the housing development to determine the impact of the development on the local and strategic highways network, cumulatively with other consented and proposed major development in the vicinity with which it would be developed concurrently. It is considered that cumulatively there is potential for the development to

				have a significant effect.
10. LAND USE				
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.	Yes	The site is immediately east of a consented scheme for 850 dwellings and associated community facilities, and south of a consented major commercial retail and leisure development. A number of established residential areas, scattered dwellings and associated community facilities are located in the vicinity of the site, at the settlements of Newtown, Ashchurch, Fiddington and the wider rural area.	No	Disruption arising from the construction phase, such as traffic, noise and dust, would be addressed through construction management good practice, thereby minimising the disruption to existing land users and neighbours. There would inevitably be additional activity generated by the future users of the development. It is unlikely this would be significant.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes	The area forms part of the designated Tewkesbury Garden Town which is in the early stages of master planning, however the Garden Town current status is not recognised by planning policy.	Not Known	The effect on the Garden Town Master Plan when recognized as having planning weight could be at odds with the concept.
11. LAND STABILITY AND CLIMATE				
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 climatic conditions 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)
12. CUMULATIVE EFFECTS		
<p>12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?</p>	<p>Yes</p> <p>Major commercial and residential developments (permitted and proposed) in the immediate vicinity of the application site would be developed concurrently with the proposed development at this site and would have cumulative effects: - 17/01203/FUL - Land south of the A46 and north of the Tirl Brook.Garden centre, retail outlet centre and ancillary facilities. Permitted. - 17/00520/OUT – Land at Fiddington. Residential development up to 850 dwellings, primary school, local centre, ancillary facilities and associated community/recreational facilities. Permitted. - 21/00451/OUT – Land to the NorthWest of Fiddington. Residential development up to 460 dwellings, primary school, associated infrastructure, community and recreational facilities. Other development in the locality could have inter-project cumulative effects: - 21/00259/FUL -Land at Claydon</p>	<p>No</p> <p>Whilst the Ashchurch/Fiddington commercial and residential developments are separate planning proposals they are located immediately adjacent to one another and together would form a new urban development of a significant scale; effectively an urban extension to Tewkesbury town. They are also being developed concurrently with one another. It is considered that the development of the site in combination with these permitted schemes, has limited probability to cause notable environmental effects.</p>

	<p>Farm. Construction of solar farm and battery storage facility with associated infrastructure. 1.4km south-east of the site. Pending consideration. Likely to be developed concurrently with the project.</p>		
<p>13. TRANSBOUNDARY EFFECTS</p>			
<p>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).</p>	<p>No</p>	<p>No</p>	

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The size and scale of the proposed urban development, just over the land area criteria of schedule 2 at just exceeding 5ha, by some 0.089ha, but with a development area of only 3.4ha, must be viewed cumulatively with other residential and commercial development (permitted and proposed) immediately adjacent to the site. However, the site area falls outside the criteria of the regulations as set out in schedule 1 and 2. and produces no requirement for a screening opinion. The impact of the submitted project scheme with the impact of these other developments, which would be developed concurrently, is likely by reason of the limited site area and level of housing development not to have significant effects on the environment and can be managed effectively by the imposition of appropriate planning conditions.

In reaching this conclusion the Local Authority has had regard to the advice from, Natural England, Gloucestershire 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

	OUTCOME	
Is likely to have significant effects on the environment	ES required	No
Not likely to have significant effects on the environment	ES not required	N/A
More information is required to inform direction	Request further info	N/A

OFFICER	David Lowin Senior Planning Officer
DATE	04.04.2023