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30 January 2024

Framptons

Dear Sir/Madam

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

**PROPOSAL**      **Screening Opinion: Residential development providing up to 175 new homes; vehicular and non-vehicular access from the B4079; pedestrian and cycle access onto Pamington Lane west of Tudor Cottage; foul and storm water drainage infrastructure including public open space; associated services for utilities**

**LOCATION**      **Land Adjacent To Pamington  
Near Ashchurch**

I refer to your correspondence dated 20.11.2023 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  
Sarah Smith

For Associate Director - Planning  
Tewkesbury Borough Council

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: 23/00007/SCR
b.	Site Address: Land Adjacent To Pamington Near Ashchurch
c.	Description of Development: Screening Opinion: Residential development providing up to 175 new homes; vehicular and non-vehicular access from the B4079; pedestrian and cycle access onto Pamington Lane west of Tudor Cottage; foul and storm water drainage infrastructure including public open space; associated services for utilities
d.	Key constraints: Heritage Assets Newts
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?	Yes Urban Development Projects
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations? If YES, which area?	Yes Cotswolds AONB
Are the applicable thresholds/criteria in Column 2 exceeded/met? If YES, which applicable threshold/criteria?	Yes The development includes more than 150 dwellings
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)? If YES, is a copy of the SO / SD on the file?	No Yes/No
If YES, is the SO / SD positive?	Yes/No
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	<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 likely entail soil stripping and re-grading of parts of the site for the purposes of development however it is unlikely that this would be significantly different to existing contours. Some piles may accumulate while materials are separated and sorted. Temporary stockpiles of materials may be accumulated but the site levels would be restored on completion of works.	N/A		
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?	No	The project will not utilise above or below ground natural resources. The site is partly within the Minerals Consultation area.	N/A		

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 areas of agricultural land. Whilst this resource would be lost, there is no evidence that it constitutes best and most versatile land.	N/A	
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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)	
<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 very limited waste may be generated would be sorted and stored prior to disposal/recycling off site. During construction excavated spoil material and materials would be temporarily stored. Residual waste material would be removed from the site.	No	
<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	N/A	
3.2 Will the Project cause noise and vibration or release of light, heat, energy or electro-magnetic radiation?	Yes	Temporary noise impacts during clearance and construction phase undertaken during working hours. Good site practices should be implemented to ensure impacts are avoided or minimized.	No	
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	Some potential for pollution to ground and surface water arising from spillage of fuel from construction machinery. Risk considered consistent with all construction activity.	No	
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	None known	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	No	Nature of project is such that there is no increased risk to human health or the	N/A	

accordance with scientific knowledge) during construction, operation or decommissioning?		population of major accidents during construction or lifetime of dwellings		
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)	Yes	Potential for Dust and Noise during site preparation and construction. The implementation of good site practices would ensure impacts are avoided or minimized.	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>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?	Yes	The site lies wholly within Flood Zone 1 and there are watercourses ( a land drain) through the centre of the site and in close proximity to the north (Tirle Brook). The proposal is unlikely to have an adverse impact on flood risk or watercourses as the proposal would need to provide appropriate surface water management and flood risk measures which could be controlled through an appropriate drainage strategy.	No	
<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))).	Yes	The Site sits within an SSSI Impact Risk Zone for the Severn Ham Tewkesbury SSSI (3.5km to the West) and Old River Severn, Upper Lode SSSI (some 4.3km to the west. The closest statutory nature conservation site is Dixton Wood Special Area of Conservation/SSSI located approx. 3.2 km to south-east. The closest non statutory nature conservation site is Teddington Grove Local Wildlife Site, approx. 2km to east. The Council's Ecologist notes that given the proposals, low ecological value of site and distance from nature conservation designations an EIA is not considered necessary on ecological grounds.	No	

<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 is presently undeveloped agricultural land. The proposed development may impact sensitive flora and fauna beyond the existing site boundaries however potential impacts upon wildlife, flora or fauna could be assessed through an appropriate ecological appraisal, assessments and appropriate measures if required addressed through the application process</p>	<p>No</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>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).	Yes	The Cotswolds AONB lies to the east of the site. The proposals are supported by a landscape and visual impact assessment (LVIA).	No	
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?)	Yes	The site will be most visible to users of the public right of way network particularly from the west and north.	No	
<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 (including potential impacts on setting, and views to, form and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	There is potential for significant archaeological deposits to be present within the application site and field investigations are likely to be required. There are a number of listed buildings outside the site whereby there could be impact on their settings.	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>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?	Yes	There are a number of public rights of way around the site.	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 A46 is situated to the north and congestion is currently experienced at peak times. The application is accompanied by a Transport Assessment which concludes that the proposals subject to mitigation would not have a residential adverse impact on the safe operation of the highway network.	No	
<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	Whilst there are nearby residential and employment sites it is not considered that any impacts would be enduring beyond the construction stage.	No	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
<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	No	No known adverse ground or climactic conditions which would present environmental problems.	N/A	

cause the project to present environmental problems?				
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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)	
<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		No	

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

In view of the character of the project, its location, the types, and characteristics of potential impact, 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 assessment is therefore not required and impacts can be assessed through the planning application process.

In reaching this conclusion the Local Authority has had regard to the advice of the County Archaeologist, Natural England, and the Local Lead Flood Authority.

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

<b>OFFICER</b>	Sarah Smith Principal Planning Officer
<b>DATE</b>	29.01.2024