

Our Contact: Frank Whitley
Direct Dial: 01684 272078
Email: frank.whitley@tewkesbury.gov.uk

22 November 2024

Origin 3
23 Westfield Park
Redland
Bristol

Dear Sir/Madam

**Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Regulation 5: Request for a Screening Opinion: 24/00002/SCR**

PROPOSAL **Screening opinion for outline planning permission for up to 450 dwellings**
LOCATION **Land On North Side, Hardwick Bank Road, Northway**
 Tewkesbury

I refer to your correspondence dated 25 January 2024 requesting an EIA screening opinion for above development.

This is the adopted screening opinion of the Local Planning Authority for 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 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

N. Bryant

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: 24/00002/SCR	
b.	Site Address: Land On North Side Hardwick Bank Road Northway Tewkesbury Gloucestershire	
c.	Description of Development: Screening opinion for outline planning permission for up to 450 dwellings	
d.	Key constraints: Severn Ham SSSI Proximity of Grade 2 listed Former Mill and Mill House Landscape Flooding Mainline railway Newts Red and Amber Area Cumulative impacts Tewkesbury Garden Town Approved development in Tewkesbury Borough and Wychavon District Areas	
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 10b Urban development project
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		yes
If YES, which area?		Cotswolds National Landscape
Are the applicable thresholds/criteria in Column 2 exceeded/met?		yes
If YES, which applicable threshold/criteria?		Exceeds 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)?		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	Development of roads and buildings would change the topography of the greenfield site	No	In the context of existing built development in Northway, topography changes are not considered significant.
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.	No	No likely significant effects
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?	Yes	Agricultural Land Classification (ALC) is Grade 3, according to Natural England Regional Land Classification Map.	No	According to ALC, the land is Grade 3. It is not known whether 3a or 3b. The application asserts Grade 3b, but there no evidence to support this. Either way, the land is at the lower end of range of best and most versatile land. It is not considered the location

		contains high quality or scarce resources. Adjacent agricultural land to the south of Carrant Brook is also Grade 3.
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2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	During preparation and construction some waste may be generated but 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	No likely significant effects which could not be dealt with through good practice or condition. Development would be subject to controls in a Construction and Environmental Management Plan. During operation, waste could be collected, and disposed of off site.
3. POLLUTION AND NUISANCES				
3.1 Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	yes	There may be some release of dust during the construction phase	No	There are likely some, though not significant effects of dust pollution release during the construction period, which could be mitigated. Significant impacts from the development in itself are not anticipated.
3.2 Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Noise and vibration impacts are likely during the construction phase.	No	There are some, though not likely significant effects of noise and vibration nuisance during the construction period, which could be mitigated. Significant impacts from the development in itself are not anticipated.
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	Yes	There is some potential for pollution to ground at surface waters arising from spillages of oil/diesels from construction plans and equipment.	No	There is a risk with all construction works. The normal operation of the construction site would not result in release of pollutants. The risk can be

sea?				managed within a Construction and Environmental Management Plan.
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 surrounding the site which are subject to pollution or environmental damage which would be affected by the project.	N/A	
4. POPULATION AND HUMAN HEALTH				
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 likely major risk to human health or the population of major accidents, during construction or the lifetime of the use. Any risk would be contained within the site through fire monitoring and contamination suppression measures. Care and measures could be put in place during the construction phase to minimize risk.	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)	Yes	Having regard to the nature of the project including existing and likely population density it is unlikely to give rise to a risk to human population and health.	No	No significant effects are anticipated.

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5. WATER RESOURCES				
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	Part of the application site is in Flood Zones 2 and 3, though is not intended subject to built development. Aside from drainage and flood attenuation, all development is intended located in Flood Zone 1.	No	Development would be subject to a Flood Risk Assessment. Surface water management and flood risk could be controlled through an appropriate drainage strategy.
6. BIODIVERSITY (SPECIES AND HABITATS)				
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	There are no protected areas located on the site. The Severn Ham, Tewkesbury SSSI is approximately 3.5km to the SW. The site has green, amber and red Great Crested Newt (GCN) risk zones. The development therefore has the potential for adverse effects on protected areas	No	Natural England has advised no significant effects, though advice does not take into account cumulative effects of nearby development
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?	No	The site is not designated or known for any notified flora or fauna interest. Any impact on sensitive flora and fauna within and beyond the existing site boundaries would be assessed through an appropriate ecological appraisal.	No	Significant biodiversity impacts from the development in itself are not anticipated.

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				
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 site would be greenfield development in the countryside. It does not lie within but is 2.3km from the nearest edge of the Cotswolds National Landscape. The visual and landscape impact of the development would need to be assessed.	No	Significant visual and landscape impacts from the development in itself are not 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?)	Yes	The development would be highly visible to residents, and to residents of Northway. Development would also be visible from Hardwick Bank Road. There would also be some views likely from Kinsham, Bredon's Hardwick.	No	The development would be visible to many people, though mainly from residential properties, but without significant effect.
8. CULTURAL HERITAGE/ARCHAEOLOGY				
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	Yes	Northway Mill and Mill House both Grade 2 listed buildings are immediately adjacent to the northern boundary of the site. There are also a number of curtilage listed buildings close by. There is some risk of archaeological deposits being present	No	There is likely to be moderate, though not significant harm to the setting of the listed buildings, and similarly some risk to archaeological deposits where present. Heritage impacts could be addressed through a Heritage Impact Assessment.

(international, national, regional or local).



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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	There are no public rights of way through the site, though a public right of way follows the Carrant Brook on its north bank. There is also a public right of way which follows the railway line of its western side.	no	Public rights of way would not be obstructed. Views would be affected but not significantly. Visual impacts from PROW have the potential to be mitigated.
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	Northway Ashchurch, the A46 and M5 Junction 9 are susceptible to existing traffic congestion. The development would create a significant increase in highways movements over and above the existing situation which would impact existing highways capacity issues.	Yes	The development has the potential to cause significant effects on the highways network.
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 Birmingham Bristol mainline railway passes with approximately 80m to the east of the site. The development would also be in proximity to existing housing and employment development. Beyond the construction phase which may generate some disturbance, the proposal would not have any enduring impacts on these land uses.	No	There is the potential to mitigate noise and disturbance from nearby land used (railway, employment) through the layout/design of development.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes	The site falls within the planned Tewkesbury Garden Town area, where up to 10,000 homes and mix of uses are proposed. Within and adjacent to this area a large number of new dwellings have already been granted	Yes	The combined effects of the Tewkesbury Garden Town are likely to result in significant pressures on local infrastructure. The development would likely contribute cumulatively to the impacts of traffic congestion, pollution

		planning consent.		(noise, vibration, dust, air quality), amenity and health.
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				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes	<p>There would be significant cumulative impacts of the proposed development with existing approved and proposed development.</p> <p>Approved development, a large proportion of which is under construction: 17/01203/FUL (Garden centre/retail outlet), 17/00520/OUT - 21/01488/APP, 22/00439/APP (up to 850 dwellings), 21/00451/OUT - 23/00600/APP, 23/00866/APP, 23/01071/APP (up to 460 dwellings)</p> <p>Pending consideration: 23/01170/OUT (175 dwellings)</p> <p>Pending consideration in adjacent Wychavon District: W/23/00682/OUT (up to 500 dwellings).</p>	Yes	Likely significant cumulative effects in respect of landscape, traffic congestion, air quality and noise from nearby approved and planned development in Tewkesbury Borough and Wychavon District are likely. Likely cumulative impacts to safe operation of mainline railway need to be considered.
13. TRANSBOUNDARY EFFECTS				
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

Whilst residential developments in the Garden Town area are separate planning proposals, they collectively form an urban extension to Tewkesbury, where considered together, the numbers of dwellings would significantly exceed the 1000 unit threshold guidance set out in Planning Practice Guidance. It is considered the development would likely have a significant cumulative impact on landscape, traffic congestion, noise, air quality, when considered alongside other planned residential development and other existing and proposed developments.

In reaching this conclusion the Local Authority has had regard to the advice of Natural England, National Highways, County Council Highways, Archaeology, Minerals and Waste, Borough Council Environmental Health, Conservation.

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?	Yes

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	
More information is required to inform direction	Request further info	

OFFICER	Frank Whitley Senior Planning Officer
DATE	22/11/24