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30 January 2025

SF Planning

12 Royal Crescent  
GL50 3DA  
FAO Martin Chandler

Dear Sir/Madam

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

**PROPOSAL**      **Construction of residential dwellings on an undeveloped parcel of land immediately adjacent to the settlement boundary of Stoke Orchard.**

**LOCATION**        **Part Parcel 8473  
Stoke Road  
Stoke Orchard  
Cheltenham  
Gloucestershire**

I refer to your correspondence dated 15.11.2024 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

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**

<b>1. Case Details</b>	
a.	LPA Case Reference: 24/00009/SCR
b.	Site Address: Part Parcel 8473 Stoke Road Stoke Orchard Cheltenham Gloucestershire
c.	Description of Development: Construction of residential dwellings on an undeveloped parcel of land immediately adjacent to the settlement boundary of Stoke Orchard.
d.	Key constraints: Newts, Cotswold Beechwoods zone of influence, Staverton Airfield
<b>2. EIA Details</b>	
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?	No
If YES, which area?	N/A
Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes
If YES, which applicable threshold/criteria?	The overall site measures 5.9 ha ( over 5 ha)
<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**

<p><b>Questions to be considered</b></p>	<p><b>(Part 2a) / (Part 2b) – Answer to the question &amp; explanation of reasons</b> (Yes/No or Not Known or N/A)</p>		<p><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)</p>	
<p><b>1. NATURAL RESOURCES</b></p>				
<p>1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?</p>	<p>Yes</p>	<p>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.</p>	<p>No</p>	
<p>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?</p>	<p>No</p>	<p>The project will not utilise above or below ground natural resources.</p>	<p>N/A</p>	

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. The Environmental Health Officer has noted that there would be a need for a Noise Impact Assessment due to proximity of solar farm, busy roads including the M5 and railway to identify any mitigation measures to achieve suitable internal and external noise levels.	No	

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?	Yes	The site lies wholly within Flood Zone 1. Flood Zone 2 is just outside the site on the south western boundary. 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 will need to be addressed through a Flood Risk Assessment and 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 is within the Cotswold Beechwoods Zone of Influence. An ecological appraisal would be undertaken to assess potential impacts on wildlife, flora, and fauna, with appropriate mitigation measures proposed if required. Development on the site will also be subject to BNG requirements but this is consistent with any development of this scale. Great Crested Newt previously identified on adjacent land and likely to form part of any mitigation possibly within any attenuation ponds designed to hold permanent water.	No	
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	Yes	The site is presently undeveloped agricultural land. The proposed development may impact sensitive flora and fauna beyond the existing site	No	

affected by the project?	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. Great Crested Newt identified within vicinity.	
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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>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).	Not known	There is no specific landscape designation around the site but a LVIA has not been provided.	Not known	
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 would be visible from the adjacent housing development and public rights of way.	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 some albeit limited potential for significant archaeological deposits to be present. Full consideration of issues relating to archaeological impact should be included within any formal Environmental Statement – however an ES is not justified on archaeological grounds alone according to the County Archaeologist. Trial trenching ( minimum of 2% of development site) is required prior to any determination of a formal planning application.	No	

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		N/A	
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	National Highways has noted a Transport Assessment should consider the operation of the strategic road network in line with national planning practice guidance and DfT Circular 01/22 The Strategic Road Network and the Delivery of Sustainable Development. Also any potential impact on the M5 earthworks must be assessed and detailed to ensure there is no adverse impact on the National Highways estate or its assets. The Local Highway Authority notes a need for a Transport Assessment.	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.	Yes	There are residential areas adjacent to the site.	No	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Not known	Not aware of any proposals which could be affected by the project..	No	

## 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?	Not known	Not aware of any of these elements being of concern in this location	No	
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<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

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, National Highways, Local Highway Authority, our Ecological Advisor, our Environmental Health advisor, Gloucestershire Minerals and Waste 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>	28.01.2025