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Dear Sir/Madam

**FORMER BEDWELL INDUSTRIAL ESTATE, ADAIR WAY, SOUTH TYNESIDE: REQUEST FOR EIA SCREENING OPINION FOR THE ERECTION OF 335 RESIDENTIAL DWELLINGS (USE CLASS C3) AND ASSOCIATED LANDSCAPING, ACCESS AND ENGINEERING WORKS**

On behalf of our client Barratt Homes North East, in accordance with Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ("the Regulations"), we request a formal screening opinion on the requirement for an Environmental Impact Assessment (EIA) from South Tyneside Council ("STC") with regard to a proposed full planning application for the development of 335 dwellings and associated access, landscaping and engineering works on land at the former Bedewell Industrial Estate, South Tyneside ("the Site").

The proposed redevelopment falls within part 10(b) (Infrastructure Projects) of Schedule 2 of the 2011 Regulations. Part 10(b) relates to 'urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas' where sites are in excess of 5 ha in size or proposals are for 150 or more dwellings. In such circumstances, Environmental Impact Assessment (EIA) is required where the proposed development is likely to give rise to significant environmental effects.

To assist STC to provide its Screening Opinion we set out below and attach to this letter information about the proposed development, including:

- A description of the site and its surroundings;
- A description of the proposed development; and
- A consideration of the requirement for EIA.

Each of the above issues is considered in turn.

### 1. Site Location

A site location plan is enclosed such that you can define the location and extent of the site which is the subject of this request.



### *Site Location*

The site is located to the east of Hebburn Town Centre, on the southern banks of the River Tyne (Figure 2.1) in the Metropolitan Borough of South Tyneside. The town lies approximately 10km to the west of South Shields, 7km east of Gateshead and 7.5km south-east of Newcastle City Centre.

### *Site Description*

The application site consists of 9.1 ha of previously developed land, roughly square in plan, comprising the former Bedewell Industrial Estate at Adair Way, Hebburn.

Until relatively recently industrial and commercial buildings comprising the former Bedewell Industrial Estate extended from Adair Way at the southern extent of the site to Red House Road to the north. Following recent demolition activity the site has been cleared of all structures (with the exception of a single building 'Unit 1', discussed further below) leaving just large expanses of concrete hardstanding *in situ*, covering approximately 60% of the site. The western portion of the site comprises rough scrubland. Modern security palisade fencing surrounds the majority of the site with trees and hedgerows predominantly located along the periphery.

Primary vehicular and pedestrian access to the site is taken from Adair Way which joins with Campbell Park Road to the west; this road exclusively serves the site and allows access to the local highway network that avoids the surrounding residential streets. A secondary, informal access point is also located on Red House Road.

The application is located within Monkton Ward and is bounded:

- To the north by residential properties on Red House Road;
- To the east by a disused railway line now used as a public footpath with West Park lying beyond;
- To the south-east by residential properties on Etrick Road;
- To the south by Unit 1 and Adair Way with Campbell Park beyond; and
- To the west by a small area of amenity space and residential properties on Cambridge Avenue.

### *Immediate Surrounding Area*

The site is located in the predominantly residential Monkton Ward of Hebburn. The residential area immediately to the north consists of early 20<sup>th</sup> Century terraces with properties to the west along Cambridge Avenue and the wider area comprising largely of post-war semi-detached dwellings. To the immediate east and south the area has a distinct green and leafy feel owing to two public parks; Campbell Park and West Park, which both contain dense mature tree planting.

Being located approximately 1.6km distance to the east of Hebburn Town Centre and approximately 1.3km to the east of Jarrow Town Centre<sup>1</sup> the site benefits from ease of access to a range of shops and services either on foot or by cycle. These centres provide a diverse retail offer including; Morrison's and Asda supermarkets, clothes stores and banks alongside restaurants, cafes and public houses. In addition, there are several small local shopping parades located within a 500m walk/cycle of the site on Cambridge Avenue, Campbell Park Road and Victoria Road East to meet day-to-day needs; with facilities including a newsagent, deli and hairdresser. Also within 1.7km of the site is a range of health facilities including GP surgeries, dentist and pharmacies.

In terms of leisure facilities the wider area accommodates a range of leisure uses with extensive footpaths, football pitches, an outdoor gym and Bowling Green located in the neighbouring Campbell and West Parks. Hebburn swimming pool is located 700m away on Campbell Park Road, and Monkton Athletics Stadium is located approximately 1km to the south.

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<sup>1</sup> All distances are approximate and are calculated from centre of site.

In terms of education facilities there are 6 schools within 1km of the site with the nearest Hebburn Lakes Primary School and Hebburn Comprehensive School located 800m from the site on Campbell Park Road.

The site benefits from good road access with the A19 located 3.2km to the east and the A194(m) 3km to the south providing access to the wider strategic road network.

The site is also readily accessible by sustainable public transport modes with three sets of bus stops located within 600m on Victoria Road East, Campbell Park Road and Bede Burn Road. Buses from these stops provide frequent services to destinations including Jarrow, Hebburn, South Shields, Gateshead Interchange and Newcastle City Centre up to every 10 minutes<sup>2</sup>. In addition, the Tyne and Wear Metro system can be accessed at Jarrow 930m walking/cycling distance to the east, which will be a viable transport option for some future residents of the development.

## 2. Description of the Proposed Development

It is proposed that the development of the site at Adair Way would be for a mix of uses including the following:

- Residential – up to 335 dwellings including a range of 2, 3 and 4 bedroom houses predominantly 2 storeys in height with a small proportion of 2.5 and 3 storey properties;
- Open Space – areas of incidental open space will be provided within the site;
- Transport – improvements to vehicular site access arrangements, primarily to Adair Way, and to pedestrian and cyclist connections in the local area. There will be resident and visitor car parking provided.

### Residential

The mix and type of properties to be developed is set out in Figure 1 below. The properties will be a mix of 2, 3 and 4 bedroom dwellings predominantly 2 storeys in height with some 2.5 and 3 storey properties in certain locations to provide visual interest. The properties will include a mix of short terraces, semi-detached and detached houses. There will not be any apartment blocks on the site.

House Name	Size/Type of Dwelling	Height (Storeys)	Number of Dwellings
Ashford	2 Bed, terrace	2	48
Newton	2 Bed, terrace	2	63
Dewsbury	3 Bed, semi-detached	2	30
Barwick	3 Bed, semi-detached	2	78
Cheadle	3 Bed, detached	2	11
Morpeth	3 Bed, detached and semi-detached	2	24
Colcester	3 Bed, detached	2	11
Brentwood	3 Bed, semi-detached	3	3
Rochester	4 Bed, terrace	2.5	15
Chesham	4 Bed, detached	2	11
Guisborough	4 Bed, detached	2	2
Woodbridge	4 Bed, semi-detached	2.5	17
Lincoln	4 Bed, detached	2	8
Halstead	4 Bed, detached	2	10
Cambridge	4 Bed, detached	2	4
<b>Total</b>			<b>335</b>

Figure 1: Proposed Housing Types

In summary the mix of dwelling sizes on the site will be as shown in Figure 2.

<sup>2</sup> Depending on route and day of week, see accompanying Transport Statement for further details.

Unit Size	Numbers
2 bedroom	111
3 bedroom	157
4 bedroom	67
<b>Total</b>	<b>335</b>

Figure 2.5: Proposed Housing Size Mix

It is not proposed to provide any affordable housing on or off-site due to viability considerations. The cost of the remediation and redevelopment of the previously developed land means that it is not possible to achieve a competitive return for the developer and the land owner.

#### Open Space

The proposals include provision of open amenity space within the development for the benefit of the residents. This will be provided in the form of areas of grassed open space which can be used as informal play areas for children. These areas will be overlooked by properties providing good levels of natural surveillance to create a safe environment.

Improved links will also be created to the adjacent Campbell Park to the South and West Park to the east. There is also a children's play area in close proximity to the site to the west.

#### Transport and Access

Site access is proposed via a new vehicle access point taken from Adair Way, to the west of the existing former Industrial Estate access point. This would provide the main access point to the site. A number of dwellings will be accessed from Red House Road (31) and Cambridge Avenue (12). This represents 12.8% of the dwellings on the site. There will be no vehicular through route provided between Adair Way and Cambridge Avenue or Red House Road to prevent any rat runs.

A series of pedestrian footpaths are incorporated within the development to allow permeability through the site and to connect with existing footpaths and of surrounding residential areas. These include linking to the Mineral Way to the east of the site.

Car parking will be provided with a total of 664 in curtilage car parking spaces (including garages) for resident parking and 74 visitor parking spaces spread throughout the site.

### 3. EIA Regulations – The Need for an Environmental Impact Assessment

The Regulations set out thresholds for what are described as:

- Schedule 1 developments for which EIA is mandatory; and
- Schedule 2 developments for which an EIA may be required.

Schedule 1 identifies 23 different types of development for which an EIA is mandatory. These projects include major infrastructural developments for chemical and petrochemical industries, energy industries, extractive industries, processing industries, transport networks, waste management, water resources and management and agricultural industries. The proposed development at the site which is the subject of this request for an EIA Screening Opinion is not a Schedule 1 project and therefore is not automatically considered to be EIA development.

It is considered that the proposed development would, however, be a Schedule 2 development under Category 10 'Infrastructure projects', (b) 'urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas' because it exceeds the relevant site threshold of 150 dwellings (b ii) and the is over 5 ha in size (b iii) introduced in the amended Regulations which came into force on 6 April 2015.

The National Planning Practice Guidance (NPPG) was published on 6 March 2014. It provides guidance regarding the EIA process and replaces the DETR Circular 02/99: Environmental Impact Assessments, which has been cancelled. The NPPG sets out that 'Only a very small proportion of Schedule 2 development will require an assessment...' (reference ID: 4-018-20140306). Moreover, the NPPG sets out indicative screening thresholds over which development is more likely to require EIA. This includes residential developments on previously developed land and states that 'Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.' (Reference ID: 4-058-20150326)

When determining whether EIA is necessary, the authority shall take into account the criteria set out in Schedule 3 to the Regulations which are relevant to the proposed development. For Schedule 2 developments, the Regulations require that an EIA be undertaken where '... the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location'. In determining whether the development is likely to give rise to significant environmental effects, reference should be made to Schedule 3 of the 2011 Regulations, which identifies three broad criteria:

- i. Characteristics of the development (such as size, cumulative effects, use of natural resources, production of waste, pollution and nuisances, and risk of accidents);
- ii. Location of the development (by reference to the environmental sensitivity of the area); and
- iii. Characteristics of the potential impact (having regard in particular to the extent of the impact, its trans-frontier nature, magnitude and complexity, probability and duration, frequency and reversibility).

We address each criterion below.

#### **i. Characteristics of the development**

##### *Scale and Type of Development*

The site is 9.1 hectares in size, with the proposal providing up to 335 family dwellings at a net density of 41.7 dwellings per hectare. The site preparation and construction works are not considered to be of significance beyond the immediate local area.

Whilst the thresholds for brownfield Schedule 2 urban development projects are for over 150 dwellings and 5ha for residential development the NPPG states that an EIA is unlikely to be required unless the new development is on a 'significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.' (Reference ID: 4-058-20150326). Mindful of this, as the site is previously developed and contained a number of significant industrial buildings it is considered that the re-development of residential properties on the same site will not result in significant impacts upon the built form and character of the area. Ground condition reports also indicate that whilst some contamination is present on the site this does not represent a 'high level' of contamination which would necessitate EIA.

##### *The use of natural resources*

The proposed development proposes to responsibly use natural resources where appropriate. The development will not result in the significant loss of resources considered to be scarce. Energy efficiency of residential development will be in line with local and national policy and legal requirements. The use of natural resources will be typical for an urban development proposal such as residential development, as will be the production and management of waste. The site will be accessible to the municipal waste and recycling collection service and will therefore be managed in this way.

##### *Production of Waste*

The redevelopment will seek to minimise, re-use and recycle waste in line with relevant standards and regulations, as is typical for a new residential development.

#### *Pollution and nuisances; Risk of Accidents*

Given the non-hazardous materials associated with the construction and operation of a residential scheme, the effect of pollution and nuisances will be low. Likewise, the risk of accidents will be low, characteristic of the volume construction industry and therefore not significant.

#### *Cumulative Effects*

The development is located on a brownfield site within South Tyneside. With regard to on-going development and extant planning permissions within the wider area, the following developments of relevance have been identified:

- The erection of 81 dwellings on land to the South of Argyle Street/School Street, Hebburn (ref ST/0012/13/FUL) approximately 1.5km from the site;
- The erection of 71 dwellings and highways works on land to the south of School Street and to the west of High Lane Row (ref ST/0885010/FUL) approximately 1.2km from the site;
- The demolition of former care home and re-development for 25 dwellings, Beech House, Jarrow (ref ST/1827/11/FUL) approximately 1km from the site; and
- The erection of 55 new residential units at Friar Way/Saxon Way and High Street/Stanley Street, Jarrow (ref St/0721/13/LAA) approximately 2km from the site.
- The erection of 118 dwellings on site of former South Tyneside College, Mill Lane (ST/0503/14/FUL) approximately 2.5km from the site.

The development is located on a brownfield site within an existing settlement, despite the development proposals listed above, it is not considered that these developments would be likely to result in significant cumulative environmental effects.

#### **ii. Location of the development**

The environmental sensitivity of geographical areas likely to be affected by development must be considered.

##### *The existing land use:*

The majority of the site comprises previously-developed land and as such it is not sensitive to change. The proposals will re-develop the site will not have a significant impact upon land use.

##### *The relative abundance, quality and regenerative capacity of natural resources in the area:*

From our initial feasibility studies we do not believe the above point to be a relevant consideration.

##### *The absorption capacity of the natural environment, paying particular attention to the following areas:*

- Wetlands;*
- Coastal zones;*
- Mountain and forest areas; and*
- Nature reserves and parks;*

Given the location of the site, approximately 7.4km from the coast, the above criteria are not considered to be relevant to the proposals. Nonetheless, the introduction of 335 residential properties would not have a significant impact upon the absorption capacity of the natural environment.

- Areas classified or protected under Member States' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of wild birds (see endnote 36)*

and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora);

Advice from Ecological Consultants E3 has confirmed that there are no nationally or internationally statutorily designated sites within 2km of the site. The closest Special Protection Area (SPA) is the Northumbrian Coast SPA, which is approximately 7.4km to the east of the site boundary. A single Local Nature Reserve (LNR) is located within 2km of the site boundary; Primrose LNR is located approximately 810m to the south east of the site.

The Ecological Survey that accompanies the planning application has assessed the likely impact of the proposals upon habitats and protected species within the site. Bat and Butterfly Surveys have been undertaken and it is considered that the proposals will not result in significant environmental impacts within the site and that any impacts would be localised. As such, the proposals would not have significant impacts upon sensitive sites and protected areas elsewhere including the coast.

vi. *Areas in which the environmental quality standards laid down in Community Legislation have already been exceeded;*

The above point is not considered to be relevant to the proposals.

vii. *Densely populated areas;*

The site is located within an urban area and within 20 metres of residential properties. Nonetheless, it is considered that the associated redevelopment works will not be unusually complex and will not create impacts of more than local significance. Therefore, it is considered unlikely that there will be significant environmental effects.

viii. *Landscapes of historical, cultural or archaeological significance.*

The nearest designated heritage assets to the application site are Monkton Village Conservation Area approximately 900 metres to the south and Hebburn Hall Conservation Area approximately 800metres to the west of the site. Given the levels of residential development and vegetation cover separating the application site and these assets, it is considered that the proposals will not have any significant impacts upon them.

### iii. **Characteristics of the potential impact**

The likelihood of potential significant effects of development must be considered in relation to criteria set out under sections 1 and 2 above, and having regard in particular to:

- *The extent of the impact (geographical area and size of the affected population);*
- *The trans-frontier nature of the impact;*
- *The magnitude and complexity of the impact;*
- *The probability of the impact; and*
- *The duration, frequency and reversibility of the impact.*

In light of the above Schedule 3 considerations in the EIA Regulations, the NPPG Schedule 2 indicative screening thresholds state that an EIA is also unlikely to be required for urban development projects on brownfield sites over 5 ha in size unless the types of impact are of a '*markedly different nature*' than those created by the previous use '*or there is a high level of contamination*'. Key issues to be considered include the '*potential increase in traffic, emissions and noise*'.

#### Schedule 4

Neither the NPPG nor the EIA Regulations provide a definition of 'significant effects' rather that each case must be dealt with on its own merits. Currently, guidance on significance is mainly of a generic nature (e.g. the NPPG), and practitioners have been obliged to develop definitions for specific topics

and projects. However, it is broadly accepted that significance reflects the relationship between two factors:

- the sensitivity, importance or value of the affected receptor; and
- the nature, magnitude or severity of an impact (i.e. the predicted change taking place to the environment).

'Significant effects' occur where valuable or sensitive receptors are subject to effects of considerable magnitude. Effects are unlikely to be significant where low value or non-sensitive receptors are subject to minor effects.

Schedule 4 of the EIA Regulations specifies that an EIA should consider those 'aspects of the environment likely to be significantly affected by the development, including, in particular population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural heritage, landscape and the inter-relationship between the above factors'; and should consider '...direct effects and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects'. The table below outlines how these requirements would generally be addressed within an EIA.

Environmental aspects specified in the EIA Regulations	EIA topics of assessment
Population	Socio-economic, Transport, Noise and Vibration, Air Quality,
Fauna	Ecology
Flora	Ecology and Arboriculture
Soil	Ground Conditions
Water	Water Resources
Air	Air Quality
Climatic Factors	Air Quality, Microclimate (Wind and Daylight / Sunlight assessments)
Material Assets, including the architectural and archaeological heritage	Archaeology, Heritage
Landscape	Townscape/Landscape and Visual.
The inter-relationship between the above topics	Cumulative impact assessment of the environmental changes associated with the proposed development.

The potential for the proposed redevelopment to give rise to significant environmental effects with the characteristics set out in Schedule 3 in respect of environmental aspects that are specified in Schedule 4 of the EIA Regulations is addressed below.

#### Transport

The Transport Assessment which accompanies the planning application for the site demonstrates that the magnitude of change in traffic flows associated with the proposals can be satisfactorily accommodated in relation to the capacity of the existing local road network. As the site is well served by bus services this will also to reduce the number of vehicular movements to and from the site.

Whilst there will be a positive impact upon the highway network when compared to the previous use the traffic impacts of the previous use will not be markedly different in nature from those associated with the previous Industrial Estate use. Whilst proposals for residential development will invariably generate traffic movements, the Transport Assessment confirms that these impacts will not be severe and as such the proposals will not have a significant impact upon the transport network.



### *Air Quality/Emissions*

There are no recognised sensitive receptor areas such as Air Quality Management Areas identified covering the site. The current and likely future main influence on air quality in the locality is the emissions of road traffic. The principle pollutants of concern in relation to road traffic are oxides of nitrogen (NOX) and particulate matter (PM10). It is anticipated that as vehicle movements will be within acceptable thresholds there will be no likelihood of a significant environmental impact to the air quality.

### *Noise and Vibration*

There are no specific noise designations identified within or in the vicinity of the site. The closest sensitive receptors appear to be the residential properties to the north and west. The current and likely future main source of noise and vibration levels in the locality during operation is the noise from road traffic and noise from the adjacent Unit 1 of the Industrial Estate. However, as stated above, the development is considered unlikely to generate substantial increases in traffic. Therefore, it is considered unlikely that the redevelopment will generate higher noise and vibration levels on the site or the surrounding area, which could be considered to be a significant environmental impact. The impact from Unit 1 is considered to be localised and with the use ceasing in August 2017 and the site phasing avoiding development that would be affected by the use it is considered that there would be no significant environmental impact on residents from the existing use. Furthermore, the building works will be controlled via a method statement to ensure that residential amenity is protected during the construction period.

### *Townscape / Landscape and Visual*

No landscape designations have been identified on the site. Consideration of the relationship of the proposals to the townscape/landscape is included as part of the Design and Access Statement submitted with the planning application. The design, scale and massing of the proposed properties is to be in keeping with the character of nearby properties and therefore it is considered that there is no likelihood of significant environmental impact on townscape.

### *Ecology and Arboriculture*

A Preliminary Ecological Appraisal, Bat Survey and Butterfly Survey have been undertaken at the site. These have recorded the habitats within the site and their suitability for accommodating protected species. The reports conclude that there will be loss of habitats and disturbance to bats and butterfly foraging. Based on the quality of the habitats and the direct and indirect impacts it is considered that any impacts upon ecology associated with the redevelopment will be of no more than local significance and would not require an EIA.

With regard to arboriculture, the accompanying Arboricultural Impact Assessment confirms that it will be necessary to remove 61 individual trees and 8 groups of trees from within the site in order to accommodate the proposed development. Of these, the many are considered to be of low quality or recommended for removal. The layout has been designed to ensure that some perimeter trees to the east and west, which form the frontages with Cambridge Avenue and the Monkton Mineral Way can be retained. Replacement planting is also proposed as intrinsic to the scheme. As such there will be no significant environmental impact upon trees which are of more than local importance.

### *Cultural Heritage and Archaeology*

There are no World Heritage Sites or Scheduled Monuments within the development site; however, the site is located within 1km of Hebburn Hall Conservation Area and Monkton Village Conservation Area. Furthermore there are several Grade II listed buildings within a 1km radius, the nearest being the remains of 'Bede's Well' located in Campbell Park, c.800m to the south. Nonetheless, given the distance and residential development that separates the application site from these assets the proposals will not have any significant impacts upon them.

With regard to archaeology a review of the Historic Environmental Record for the area shows that there have been no recorded archaeological finds within the site itself or in the immediate vicinity. This is corroborated by the Archaeological Desk Based Assessment of the site. Furthermore, owing to the significant levels of 20<sup>th</sup> Century disturbance it is considered that the proposals are unlikely to result in significant environmental impact on archaeological remains. As such an EIA is not considered to be necessary in this instance.

#### *Ground Conditions*

A Phase I Desk Top Study and Coal Mining Risk Assessment and Phase II Ground Investigation Report Coal Mining Risk Assessment have been prepared prior to the submission of this planning application. These reports have concluded that there are no risks associated with coal or minerals working. Whilst contamination on the site has been recorded on the site and a Remediation Strategy will be required. The findings of these reports indicate that the proposals are unlikely to involve a significant environmental impact and will not warrant an EIA.

#### *Water Resources*

As stated within the Flood Risk Assessment that accompanies the planning application for the proposals the site is located in Flood Zone 1 (Low Risk), according to the Environment Agency's flood zone map. With regard to surface runoff the report considers that attenuation measures the site would be required but that without these the risk of impact on flooding from groundwater and overland flows would not be of any more than local significance.

#### *Microclimate (Wind and Daylight / Sunlight)*

Whilst there are residential properties adjacent to the site, it is considered that the development of appropriately designed new homes within this location would not have a significant environmental impact upon the amount of daylight/sunlight reaching neighbouring properties.

The surrounding area is characterised by residential development and green open space. There is no reason to believe that the development of additional housing within the area will result in wind channelling that would be regarded as a significant environmental impact.

#### *Socio-economic*

The redevelopment of the site for residential development will indeed have socio-economic impacts such as the creation of new jobs and revenue through the construction of new homes. However, details collated for the Planning Statement that accompanies the planning application indicate that the scale of proposed development is not anticipated to have a significant environmental impact on the socio-economic context and that any impacts would not be of more than local significance.

### **Summary and Conclusions**

In summary, it is considered that the proposals are unlikely to give rise to significant effects on the environment or location concerned. The proposed development has been considered against the criteria set out in Schedules 1 – 4 of the EIA Regulations and supporting guidance contained in the NPPG and it is our view that it does not require an EIA.

In accordance with the EIA Regulations we look forward to obtaining your Screening Opinion in line with the three week period set out in the Regulations (Part II 5(5)).

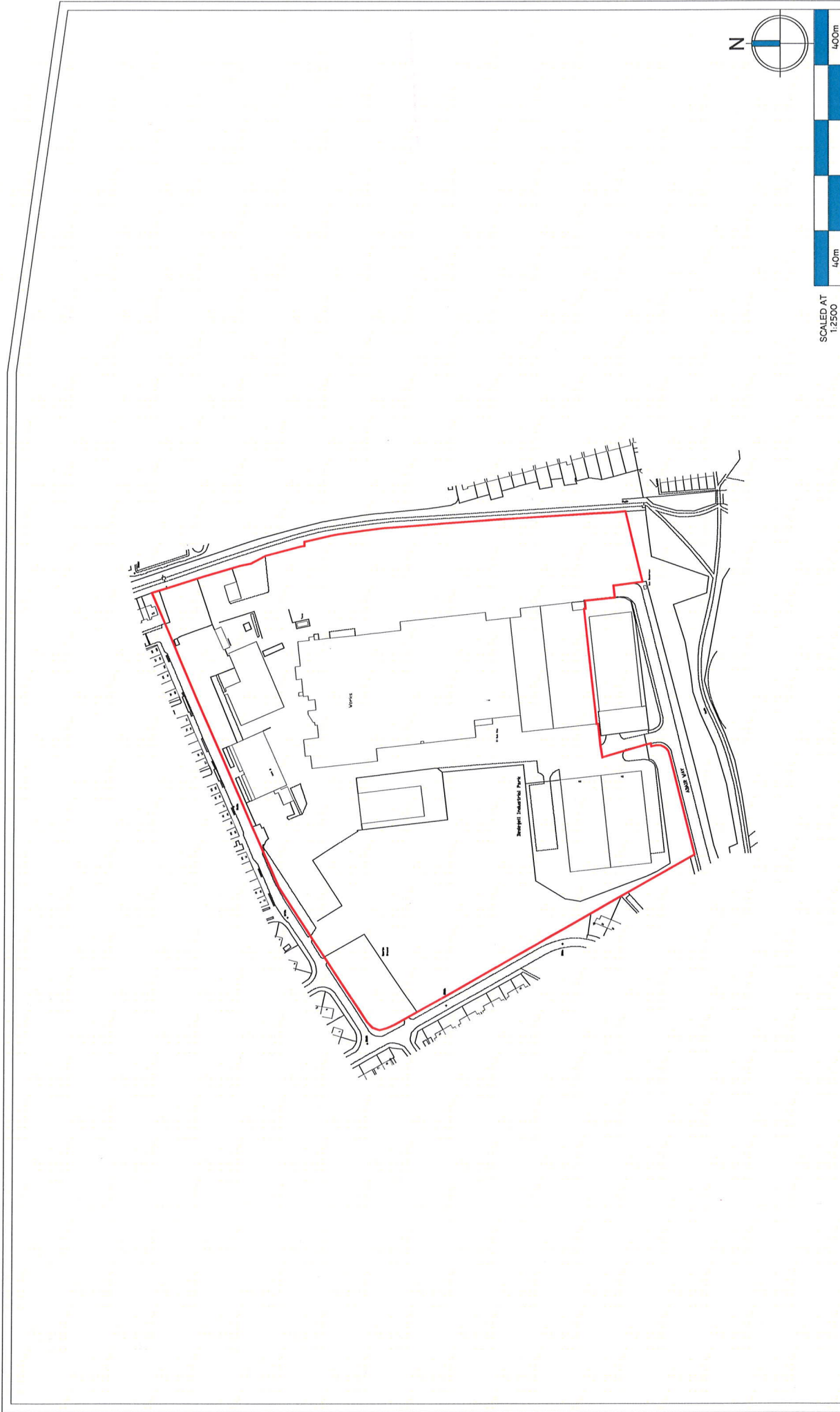
We trust that the information submitted is sufficient to enable the Council to provide a Screening Opinion and look forward to receiving its response. Should you have queries regarding the enclosed information or wish to discuss any aspect of the Screening Opinion please do not hesitate to contact Richard Newsome (Tel: 0191 269 0529 or E: [richard.newsome@gva.co.uk](mailto:richard.newsome@gva.co.uk)) or Amy Hordon (Tel: 0191 269 0096 or E-mail: [amy.hordon@gva.co.uk](mailto:amy.hordon@gva.co.uk)) at this office.

Yours faithfully

*GVA Grimley Ltd.*

**GVA GRIMLEY LTD**

Enc.



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1:2500

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# STEN ARCHITECTURE

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**Date:** June 2015  
**Scale @ A3:** 1:2500  
**Revision:** -

**Project:** Aldair Way  
Bedwell

**Drawing Title:** Location Plan

**Drawing Number:** 1506.02

**Client:** Barratt Homes  
North East