



South Tyneside Council

Mr. T. Sylvester
STEN Architecture
Suite 4, Unit 1
Benton Office Park
Bennett Avenue
Wakefield
WF4 5RA

Date: 15 July 2016
Our ref: ST/0533/16/VC
Your ref:

This matter is being dealt with by:
Garry Simmonette on 0191 4247426
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Dear Mr. Sylvester

Screening Opinion of the Local Planning Authority

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended)

- Proposal:** Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of planning consent Ref. ST/0539/15/FUL, for the erection of 335 dwellings and associated access, landscaping and engineering works. Condition 2 to be varied to allow the house types within the approved scheme to be revised.
- Description:** Site of Former Industrial Units Bedewell Industrial Park/Baker Perkins Sports Ground, Red House Road and Car Park Opposite 81-103 Red House Road, Hebburn

With reference to the above planning application, I hereby notify you of the Council's screening opinion as to whether the proposed development requires an Environmental Impact Assessment (EIA) to be carried under the above regulations and the submission of an Environmental Statement (ES). It is issued within an extended time period to which you agreed to in writing.

The consideration of whether a particular development requires an EIA depends upon whether it is classed as Schedule 1 or Schedule 2 development, as defined by the regulations.

I am satisfied that the development is not a development that falls within Schedule 1 and as such would not automatically require the submission of an ES.

With respect to Schedule 2 development the Council, as Local Planning Authority, is duty bound to consider whether any part of the development falls within a 'sensitive area', as defined by the regulations, or whether any applicable threshold or criterion in the corresponding part of Column 2 of Schedule 2 is exceeded, or met, in relation to the development proposed.

The proposed development does not lie within a sensitive area, as defined by the regulations. However, it does fall within Category 10b (Urban Development Projects) of Column 1 of Schedule 2 of the regulations and it exceeds the associated 150 dwellings or 5 hectare of land threshold in Column 2 (at ii and iii respectively).

Therefore, the Council must adopt a screening opinion and consider whether there would be any likely significant effects on the environment and Schedule 3 of the regulations outlines the three criteria that shall be taken into account in making its decision.

1. The characteristics of the development

The site consists of approximately 9 hectares of previously developed land largely comprising of the former Bedewell Industrial Estate that is accessed via Adair Way.

The proposal seeks to re-develop the site for housing with 335 dwellings, associated access (via Adair Way), landscaping and engineering works.

This planning application follows an earlier grant of planning permission, ref. ST/0539/15/FUL, for the same number of dwellings at the site and it is effectively seeking to make minor material amendments to the house types compared to those previously granted. The council negatively screened ST/0539/15/FUL for EIA purposes.

The development would require the use of natural resources to facilitate it and it could produce potential construction waste and debris. Potential noise, dust and vibration could also be associated with construction and construction methods could give rise to the risk of accidents.

In terms of cumulative effects, whilst there are other extant planning permissions for major new housing developments in Hebburn (and as previously listed in the EIA screening opinion for ST/0539/15/FUL) these are all at least 1km from this site. In this context (and given the previous EIA screening opinion for ST/0539/15/FUL) it is not considered that significant cumulative impacts would occur.

2. The location of the development

The site is located within an urban area and largely formerly an industrial estate. It is primarily surrounded by housing and public footpaths with associated open space and landscaping. One industrial unit would remain to the southern side of the site and the proposal would (as did the earlier grant in relation to ST/0539/15/FUL) provide a landscape bund between it and this unit.

Having regard to the previous planning application and its negative EIA screening opinion, the site is not considered to be an abundant quality natural resource and considered to be unlikely to significantly affect (environmentally or geographically) the absorption capacity of factors covered by 2 (c) (i) to (viii) in Schedule 3 of the regulations.

3. Characteristics of the potential impact

In relation to points 1 and 2 above the potential impacts of the development are considered to be isolated to the site and its immediate surroundings. This represents both a limited geographical area and affected population. Potential impacts are not anticipated to extend to a wider area or population.

Construction impacts would be temporary and impacts of the development, as completed, would be permanent. The potential risks of accidents occurring during construction are not considered to be usual for this type of development (i.e. housing and associated works). Neither construction impacts nor those of the development, as completed, may be fully reversible.

In view of the above (and the council's previous EIA screening in relation to ST/0539/15FUL), the proposed development is considered to be of no more than local importance, not located at a significantly environmentally sensitive or vulnerable location and nor would it have any unusually complex or potentially hazardous environmental effects.

Conclusion

It is the Council's opinion that the proposed development, whilst being a Schedule 2 development under the above regulations, would not be likely to have significant environmental impacts for it to require the carrying out of an EIA and the submission of an ES.

You should be aware that the comments made regarding the likely environmental impacts of the proposed development relate only to the Council's need to issue a screening opinion under the above regulations. You should be aware that the comments made regarding the likely environmental impacts of the proposal relate solely to the Council's need to issue a screening opinion under the above regulations. They do not represent the Council's views as to the planning merits of the planning application or its conformity with the Council's development plan policies or the NPPF/NPPG.

A copy of this Screening Opinion has been placed on the planning register.

Yours faithfully



Peter Cunningham
Principal Planning Officer