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Town & Country Planning (Environmental Impact Assessment Regulations 2017)

Application No. 20/05675/SCR

Proposal: Request for a Screening Opinion as to whether an Environmental Impact Assessment is required for a residential development comprising up to 300 homes.

Site Address: Land At Broom Hill (Brislington Meadows) Broomhill Road Bristol

This letter informs you of our formal screening opinion under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

In considering the descriptions of development within Schedules 1 and 2 of the above Regulations, it is accepted that this proposal is not Schedule 1 development and, therefore, falls to be assessed against Schedule 2.

An Environmental Impact Assessment would only be required if the development is likely to have a significant effect on the environment by virtue of its size, nature and location. Schedule 3 of the Regulations requires the consideration of the following matters in screening Schedule 2 development:

- The characteristics of the development
- The environment sensitivity of the location of the development
- The characteristics of the potential impact

I have considered each of these matters below and have due regard to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Characteristics of development

According to Schedule 3 of the Regulations, characteristics fall to be considered against the following criteria:

(a) the size and design of the whole development;

(b) cumulation with other existing development and/or approved development;

- (c) the use of natural resources, in particular land, soil, water and biodiversity;
- (d) the production of waste;
- (e) pollution and nuisances;
- (f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- (g) the risks to human health (for example, due to water contamination or air pollution)

The proposed development is up to 300 dwellings. The site comprises six fields covering an area of approximately 9.3 ha, which is segmented by hedgerows and hedgerow trees and a small area of woodland in the north easternmost corner of the Site. The site is bounded to the west by School Road and The Park Allotments, to the north by existing residential development at Broomhill and Broomhill Junior School and nursery and to the east by Bonville Road Trading Estate. Beyond the southern Site boundary lies Victory Park which is made up of a number of grassland fields, playing fields, scattered woodland and dense vegetation.

The Local Planning Authority understands that the application is being informed by (amongst other supporting documents) a Construction Environment Management Plan (CEMP) and Construction Traffic Management Plan (CTMP), Flood Risk Assessment (FRA), Drainage Strategy, Landscape and Ecological Management Plan (LEMP), Archaeological Survey Report, Arboriculture Survey Report, Ecological Survey Report/Ecological Appraisal (including protected species surveys, Biodiversity Net Gain Strategy, Noise Risk Assessment, Air Quality Report and Sustainability and Energy Statement.

Any future formal submission of a planning application would need to demonstrate (through relevant supporting documentation) how the development would mitigate the use of natural resources; the production of waste contamination and pollution and other such nuisances. It is considered unlikely that there would be potentially significant cumulative impacts during demolition and construction. Any mitigation measures are typically secured via CEMPs which are commonly secured by condition on any planning approval. It is also considered unlikely that there would be significant cumulative impacts once the developments are operational within this dense urban area of Bristol.

Environmental Sensitivity of the location of development

In assessing the location of the development the Regulations state that the environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to—

- (a) the existing and approved land use;
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas; wetlands, riparian areas, river mouths; coastal zones and the marine environment; mountain and forest areas; nature reserves and parks; European sites and other areas classified or protected under national legislation; areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;

densely populated areas; landscapes and sites of historical, cultural or archaeological significance.

The site is currently greenfield land located within the Impact Risk Zones (IRZ) of the Bickley Wood and Cleve Wood Sites of Special Scientific Interest (SSSI), which are located approximately 1.2km and 2.6km southeast of the Site, respectively. The entrance to Eastwood Farm Local Nature Reserve (LNR) lies approximately 15m northeast of the proposed site entrance on the opposite side of Broomhill Road, and the Avon Valley Woodland LNR is located approximately 560m northeast of the Site. Troopers Hill LNR also lies within 2km north of the Site. Brislington Meadows Site of Nature Conservation Importance (SNCI) is located immediately adjacent to the southern boundary of the Site.

It is understood that ecological and arboricultural surveys have already been undertaken following discussions with BCC Ecological and Arboricultural Officers. The findings of this survey work will ultimately inform the emerging masterplan for the site, but it is envisioned that a significant part of the site will be retained as open space suitable for ecological enhancement, including a large SUDS pond.

It is considered that the scale of the proposed and its location in an urban area would not result in the development having a significant effect on the environment

Characteristics of the potential impact from the development

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

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved development;
- (h) the possibility of effectively reducing the impact.

The magnitude and spatial extent of is considered to be small scale and localised, with the most significant impacts coming during the construction phase. Likely impacts to the surrounding area are to be from the impact of new buildings on surrounding properties and an increase in traffic impacting on noise and air quality. All of the above will be considered under the submission of relevant documents required to support a planning application.

The nature of the development is not considered to be particularly significant given its location and the surrounding existing development and it is unlikely that there would be any transboundary impacts. Criteria (d) through to (h) would fall to be assessed within a planning application.

Conclusion

The impacts of the proposed development should be demonstrated within robust supporting documents submitted with the planning application, in accordance with the Council's pre-application advice and the published Local List of Validation Requirements and as detailed in any pre-application response.

Decision: Not EIA development.

Yours sincerely

Richard Sewell
Development Management

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