

ADP PLANNING

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20 June 2016

Mr Alan Coleman
Head of Development Planning & Enforcement
Guildhall
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Dear Mr Coleman

REQUEST FOR A SCREENING OPINION UNDER REGULATION 5 OF THE TOWN AND COUNTY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 AND AMENDMENT REGULATIONS 2015 (THE EIA REGULATIONS)

DEVELOPMENT PROPOSAL – THE FORMER CROWN PACKAGING WORKS, PERRYWOOD WALK, WORCESTER

We write on behalf of our client Taylor Wimpey Midlands, to formally request the adoption of a Screening opinion, in relation to the following development at the former Crown Packaging Works, Perrywood Walk, Worcester.

Taylor Wimpey's proposals for the site are currently the subject of pre-application discussions with the Council, following the site's allocation for residential development in the adopted South Worcestershire Development Plan.

The description of development is as follows:

"Demolition of existing buildings and replacement 226 residential dwellings (class C3), together with new streets, landscaping, open space and car parking".

It is our view that the site does not constitute an EIA development for which an Environmental Statement would be required. This request for screening should be read on conjunction with the following submitted documents:

- Site location plan
- Site layout plan
- Indicative schedule of house types

The Site

Located approximately 1.3 miles to the south east of Worcester City, the site previously accommodated a metal food packaging factory which opened in 1931 and closed in 2013.

To the north of the site is Lotus Lightweight Structures Ltd and a former gas holder, to the east is Perry Wood, to the south is residential and to the west the site is bounded by the railway line. The surrounding area is predominantly residential in character.

The buildings on the site comprises office accommodation of varying ages dating to the 1930s and the 1990s which front onto Perry Wood Walk, and the factory buildings are of 1930s construction and mainly consist of brick and steel construction, the highest of which is approximately 8 metres. The site is substantially covered in hardstanding to accommodate car parking, HGVS and storage, with the exception of a landscape buffer comprising trees and shrubs to the car park that serves the offices.

The site has three access points, two from Perry Wood Walk which serves the offices and includes a larger car park, and the third is from Williamson Way, which predominantly would have been used by HGVs.

Determining Whether an Environmental Impact Assessment is Required

The determination of whether EIA is required rests in the consideration of whether the development is:

- Schedule 1 development – in which case EIA is necessary; or
- Schedule 2 development – in which case EIA is necessary only if the development is likely to have significant environmental effects as referenced in Schedule 3 of the Regulations.

The proposed development does not meet any of the categories of development in Schedule 1 of the Regulations for which EIA is mandatory. However, it could be considered to fall within one of the categories of development set out in Schedule 2 of the Regulations, namely Category 10b ‘urban development project’. Whilst the Regulations note that urban development projects may include shopping centres and car parks, the list is not exhaustive and the EU Directive 85/337/EEC Interpretation of definitions of certain project categories of annex I and II of the EIA Directive states that housing development should also be considered to fall within the ‘urban development project’ category within category 10 Infrastructure projects.

Accordingly, it is necessary to consider whether the development would be located in a ‘sensitive area’ as defined in the Regulations and whether it would meet the relevant thresholds and criteria contained in Schedule 2 of the Regulations. If it does the development would be deemed ‘Schedule 2’ for the purposes of the Regulations and it would then be necessary to consider whether it would be likely to have ‘significant’ environmental effects.

Sensitive area

The Regulations define sensitive areas as being:

- Sites of Special Scientific Interest (including their consultation areas);
- Land to which Nature Conservation Orders apply;
- International conservation sites;
- National Parks;
- Areas of Outstanding Natural Beauty;
- World Heritage Sites;
- Scheduled Monuments.

The site is not located within a 'sensitive area'. Perry Wood to the east of the site is identified as of Local Wildlife Importance; however, this has only local importance and is designated within planning policy but is not considered a sensitive area within the scope of the Regulations. No Nature Conservation Order applies to the site.

Whilst the site is not within a sensitive area as defined by the Regulations, a simple consideration of high level sensitivity is not a robust assessment of the potential effects which could arise from any development, therefore we go on to consider the potential impacts of the proposal in more detail, with regards to the relevant thresholds and criteria of Schedule 2.

Schedule 2 Thresholds and Criteria

Relevant thresholds and criteria for categories of development listed in Schedule 2 are contained in the second column of the Schedule.

The 'urban development projects' category has a threshold of 0.5 hectares. In this case 0.5 hectares is exceeded and this prompts a consideration of the potential significance of any environmental effects.

In our view, a level of judgement needs to be applied to determining whether significant effects from a development are likely. The main factors we consider to be relevant are:

- the location of a development - the more environmentally sensitive the location, the lower the threshold at which significant effects will be likely;
- the physical scale of development - EIA is unlikely to be required for the re-development of land unless the new development is on a significantly greater scale than the previous use, the site has not previously been intensively developed, or the types of impact associated with the development are of a markedly different nature to current site uses; or
- there is a high level of contamination or pollution existing on site or likely to arise.

To consider the potential 'significant' environmental effects in more detail, the applicant has utilised the selection criteria provided in Schedule 3 of the Regulations as set out below.

Significant Environmental Effects

What may constitute a 'significant' effect must be assessed on the basis of the individual quantifiable facts and evidence base available relative to a particular development proposal. It is often not possible to make a screening opinion based on full information, and thus it is the likelihood of significant effects arising which is important.

Schedule 3 of the Regulations provides a list of selection criteria which should be taken into account in considering a screening opinion. In considering these criteria, a rational view must be taken on the likelihood of effects arising. In our view, EIA is more likely to be required where a development is:

- a significant development of more than local importance;
- a development in a particularly environmentally sensitive or vulnerable location; or
- a development with unusually complex or potentially hazardous environmental effects. It is also relevant to note that the basic test for the need for environmental assessment in a particular case is the likelihood of 'significant' effects on the environment.

Schedule 3 Selection Criteria

In considering whether EIA is required, regard should be had to the following criteria set out in Schedule 3 to the Regulations:

- characteristics of the development;
- location of the development; and
- characteristics of the potential impact.

Characteristics of the development

Size of the development

The existing floorspace is approximately 27,516sq.m. and the proposed floorspace is approximately 20,350 sq.m.

The scale of the replacement buildings will be broadly similar to that of the existing buildings, with regards to site coverage and will be no taller than the existing buildings. The density of residential development proposed is considered appropriate to the site context: the proposed density will be approximately 36 units per hectare, compared with typically residential densities in the area of between 33 dwellings per hectare approximately.

Cumulation with other development

The adopted South Worcestershire Development Plan 2016 allocates the following sites for residential development within 1km radius of the site:

SWDP 43/1	Land south of Leopard Hill 110 dwellings
SWDP 34/3	Ribble Close and gas holder site 40 dwellings
SWD43/6	Land at Albert Road 20 dwellings
SWDP 43/L	Land at Bettenhall Road 20 dwellings (application for 31 dwellings pending consideration)

Midland Road (SWDP 43/22) is identified for employment approximately 1 hectare.

Given the limited scale of the proposal in terms of floorspace uplift, together with the fact that residential use would be appropriate to the context of the site, it is not considered that the proposal would give rise to any significant impacts either on its own or cumulative with other proposed developments in the area sufficient to be likely to give rise to significant environmental effects such as would justify an EIA.

Use of natural resources and the production of waste

The development will not result in a significant use of natural resources. Resource use will be confined to construction materials and on-going running costs such as power and water. Demolition materials will be re-used or recycled where appropriate and practicable. This will largely be crushed concrete and brick capping material for new roads and driveways.

The proposed development would not be a high user of natural resources during the construction or operational stages. The new houses would be an improvement to the existing buildings in terms of their environmental effects given the sustainable design standards proposed.

Pollution and nuisances and risk of accidents:

The proposal will not result in hazardous substances being stored or potentially dangerous activities being carried out on the site.

The demolition of the existing buildings will result in some waste materials and the construction phase will result in potential for dust, noise and traffic disruption effects for nearby residents namely fronting Perry Wood Walk. However, these can be satisfactorily dealt with by appropriate demolition, waste and construction management measures which are commonly employed in urban settings and which are known to be successful; this may include a Construction Environmental Management Plan. The re-use of some materials from the demolished buildings will be considered where practical.

The proposed development would not introduce any non-conforming or unusual processes or activities relative to the site context, which would suggest any level of risk to existing or future occupiers and or residents.

As a result of the above, the character of the development is not considered likely to raise any significant effects sufficient to warrant an EIA.

Location of development

The site does not form nor is it located within an area of environmental sensitivity as defined in the Regulations. The existing land use has limited inherent value in terms of natural resources and the environment.

The site does not fall within a designated Air Quality Management Area, and the proposal is not considered likely to have a significant impact on air quality and will be designed to respond to planning policies. The absorption capacity of the natural environment in this respect is considered satisfactory.

The site is not a site of Special Scientific Interest or land to which a Nature Conservation Order applies, an International Conservation Site, a National Park, an Area of Outstanding Natural Beauty, World Heritage Site or Scheduled Monument.

The site is a developed brownfield site which previously accommodated a metal food packaging factory. It is not therefore considered to be particularly environmentally sensitive. The site is not within a 'Sensitive Area' as defined by the EIA Regulations and is not covered by any statutory or non-statutory wildlife or heritage designations.

The site is not within an area at risk of flooding, according to the Environment Agency's online mapping tool; nevertheless, a Flood Risk Assessment will be submitted with the application. Any impacts from the development can be satisfactorily assessed and mitigated, where relevant, at a local level through tried and tested means that are known to be effective.

As a result of the above, the location of development is not considered likely to give rise to significant environmental effects sufficient to warrant an EIA.

Characteristics of the potential impact

The characteristics of the effects envisaged from the development are not considered to create any distinct or unusual potential effects. The following matters are considered to be the relevant environmental considerations in line with the criteria of Schedule 3 (3). There are not considered to be any trans-frontier impacts, although where we consider an impact to be reversible / irreversible, permanent or temporary, direct or indirect we set this out below.

Traffic and transportation

The traffic impact of the development is not considered to be significantly different to the traffic impact of the last use of the site as a factory. The application will be accompanied by a full Transport Assessment. Initial results from the transport analysis are clear that the peak vehicle flows will not be significantly different between established and proposed uses.

The residential development will make use of the existing site accesses. The access points will provide a suitable highways environment in terms of safety and capacity.

The proposals will include provision of sufficient car parking in line with planning policy, which will ensure that the capacity of the road network is not impacted significantly by an increased demand for on-street parking.

It is not considered likely that there will be any significant transport impacts that cannot be mitigated satisfactorily and fully considered through the normal planning process. The scale of the development is not significant in the context of the road and transportation infrastructure within the vicinity of the site, nor the wider context. Furthermore, the scale of the proposals is not considered significantly different to that of the previous use of the site, in terms of the provisions of the Regulations.

The capacity of existing public transport services is not considered likely to be materially affected, given the quantum of development relative to the overall residential population within the surrounding area. These impacts can be assessed through the normal planning process and any impacts can, where necessary, be mitigated using tried and tested approaches, which are known to be effective.

It is considered that the development is in accordance with the relevant policy guidance and that the transport demand generated by the proposed land uses can be successfully accommodated by the local highway, public transport, walking and cycling networks. Any impacts will be of a local and manageable nature, which can be fully considered via the planning process and addressed through tried and tested mitigation measures which are known to be effective.

Air quality

The proposed development is unlikely to result in potentially significant effects on air quality, given that the proposed use is residential.

Effects from the construction phase are not considered to be significant, particularly as there are effective controls available to the local authority to ensure nuisance effects do not occur to surrounding receptors.

Noise and vibration

The proposals are unlikely to give rise to significant noise and vibration given that the use proposed is residential. Noise and vibration as a result of demolition and construction will be adequately controlled with tried and tested methods (such as controlled working hours) and these effects will be temporary in nature.

Plant noise, if applicable, will be mitigated to appropriate levels in accordance with both councils' standards and relative to existing background noise, using tried and tested mitigation measures.

Socio-economic

The proposals will result in the introduction of residential floorspace, which is appropriate to the area and will help to meet housing need and demand. The residential floorspace will include a mix of private units and affordable housing provision. The exact mix will be subject to the deliverability of the scheme. The proposals will also provide construction jobs and related economic benefits.

The proposal is not of a size or development type that would give rise to significant socio-economic effects in terms of the provisions of the Regulations. Any impacts from the development can be satisfactorily assessed and mitigated, where relevant, at a local level through tried and tested means that are known to be effective.

Townscape and visual impact

We consider the removal of existing buildings and the proposed layout and design will improve the character and appearance of the locality. Demolishing the existing buildings and replacing them with houses will have a townscape benefit to the adjacent residential areas, notably properties to Perry Wood Walk.

The proposed development is residential in scale and will not result in any significant visual impacts from surrounding areas.

Daylight and sunlight

No significant impact is envisaged on the daylight and sunlight of light sensitive neighbours given the scale of the proposals and distance to neighbouring properties of the proposed buildings.

Any impacts would in any case be local and insufficient to result in a requirement for an EIA.

Ecology

The Wardell Armstrong Preliminary Ecological Appraisal of April 2015 (including Badger & Bat surveys) concluded that no protected species were directly affected by the proposed development other than bird and bat boxes being required. Further Ecological Reports are planned as part of the planning application.

Overall, the site has limited ecological value and no substantial impacts are anticipated. Any impacts will be manageable with recognised and accepted mitigation, where relevant, and are unlikely to be of any more than local importance or of significance with regards to the provisions of the EIA Regulations.

The site includes trees, although there are no Tree Preservation Orders in place. As such, an arboricultural survey has been undertaken. The proposals will retain protected mature trees where

possible notably to the north-east of the site adjacent to Perry Wood. There will also be additional tree planting as part of the landscaping scheme, which as a whole will bring about an ecological improvement to the site. Arboricultural matters on the site are considered of no more than local importance. Any impacts from the development can be satisfactorily assessed and mitigated, where relevant, at a local level through tried and tested means that are known to be effective.

Archaeology

Wardell Armstrong undertook a Desk Study in April 2015 and concluded that no designated heritage assets would be affected by the development. The report states due to the previous commercial development and occupation, that the site is of 'low archaeological value' and that no further work should be required to determine any application.

Ground conditions

The site is known to be contaminated and Wardell Armstrong have undertaken a Ground Investigation Report. Due to the presence of elevated concentrations of polynuclear aromatic hydrocarbons (PAH) within near surface made ground materials across the site, and the elevated lead within made ground in the north western area of the site, provision of a clean cover layer will be required within all garden and soft landscaped areas (based on the BRE Guidance document 'Cover Systems for Land Regeneration'). The cover layer should comprise chemically suitable subsoil and/or topsoil. At this stage a simple clean cover pathway break of 600mm is considered to be appropriate, though this will need to be agreed with the local authority Environmental Health Officer.

Asbestos fibres were encountered in soil in a small area in the south of the site. Following the delineation works in determining the extent of asbestos within the made ground materials, it is recommended the impacted materials can either be removed from site to a suitably licensed landfill facility, reused beneath hardstanding or POS areas at the site following an appropriate risk assessment and under a material management plan, or left in-situ with appropriate mitigation measures. If the impacted materials are left in-situ it is recommended that a robust cover system is employed. The use of a clean cover pathway break is considered appropriate to effectively sever exposure routes between future residents and site users from asbestos fibres identified in the made ground. A clean cover break of between 800mm to 1000mm, which would include a hard dig layer and a marker membrane, could be considered appropriate to remove the risk presented by the made ground materials impacted by asbestos. However, the final thickness and composition of the break layer will need to be discussed and agreed with the Local Authority Contaminated Land Officer and the NHBC.

The foregoing are commonly accepted methods of addressing the risks posed by contamination in soils at proposed residential development sites. There are therefore unlikely to be any significant effects.

Demolition and waste management

ACM Management Solutions Ltd has been appointed to complete an 'intrusive asbestos survey' within all existing buildings on the site. This will be issued to the licensed demolition contractors who will remove the asbestos prior to any demolition.

The demolition of existing buildings on site is not likely to raise undue or on-going effects that cannot be adequately addressed by relevant demolition/construction management conditions, such

as requiring dust control measures. These tried and tested mitigation techniques are known to be successful in controlling temporary, construction stage effects.

No significant issues are anticipated with regards to the Regulations. Construction stage effects are temporary and will be reversed once construction ceases.

Sustainability and energy

The sustainable design and energy efficiency of the proposed dwellings will be addressed locally through assessment against relevant planning policies and using recognised assessment methodologies. This will ensure satisfactory resource use during the operational stage.

Given the limited scale of the development, with regards to the provisions of the Regulations, these issues can be fully addressed through the planning process and there is no need for an EIA therefore.

Wind effects

The development would not include tall buildings or a form of development that could lead to significant wind effects. The quantum and scale of development on the site will not be dissimilar to the existing level of built form on the site; it is considered that there will be no significant impacts in EIA terms.

Surface Water

The site currently has a substantial amount of developed area and hard standing. Under the proposals, a significant amount of shared open space and private garden spaces will allow for a good amount of surface water infiltration rather than direct run-off. The proposals will be designed to ensure that run-off levels are no higher than the existing site and we would expect that run off levels can be reduced below existing levels.

The site is not within an area at risk of flooding, according to the Environment Agency's online flood risk map.

CONCLUSIONS

Given the nature of the development and lack of sensitivity of the site in EIA terms, it is concluded that any effects of the development will be local to the site and its immediate surroundings and no 'significant environmental effects' are likely to arise.

For the reasons set out above, these effects are not considered significant or of an unusually complex nature. Any effects will be of local importance and, as a result, the likely effects are capable of being properly considered as part of the normal planning application process and do not warrant an EIA.

As such, it is our view that the proposed development does not comprise EIA development and that no Environmental Statement should be required to accompany the planning application.

We therefore kindly request that the local planning authority adopts a Screening Opinion to confirm that no Environmental Statement will be required for the proposal. In accordance with Regulation 5(5) we look forward to hearing from you within the statutory 21 day period.

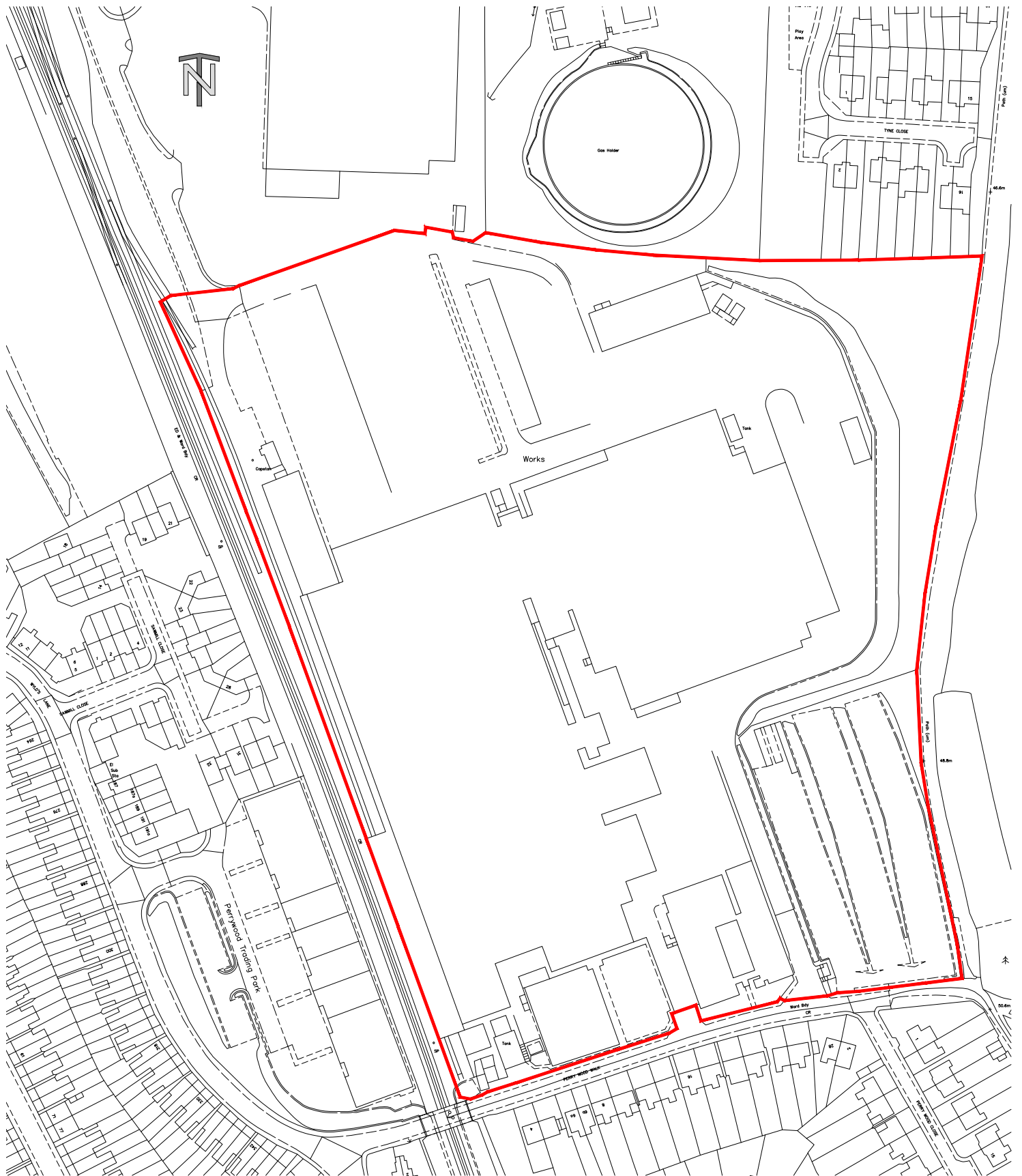
Please do not hesitate to contact me should you require any further information.

Yours sincerely

Abby Dodson-Parker
Director

Enc.

cc. C. McTague Esq. Taylor Wimpey



**Taylor
Wimpey**

Title:

Location Plan

Crown Works,
Worcestershire

Dig No:

181114/LP/01

Scale: 1:1000@A2

Date: 18/11/2014

Drawn By: RLB

Designed By: RLB

Taylor Wimpey Midlands
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ACCOMMODATION SCHEDULE Worcester, CROWNWORKS						
PRIVATE HOUSING						
Code	Ref	Sales Name	Description	Size (sqft)	Total Units	Total (sqft)
PA63	MLNK	Minkford	4 Bed / 2 Storey	1,170	32	37,440
PA68	SHL	Shelford	4 Bed / 2 Storey	1,369	28	38,332
PD33	ABD	Ardingham	3 Bed / 2 Storey	967	25	24,175
PT20	SEB	Seabrook	3 Bed / 2 Storey	876	8	7,008
PT20	SEB	Seabrook	3 Bed / 2 Storey	931	15	13,965
PD48	SWD	Swadlow	4 Bed / 2 Storey	1,353	4	4,612
PD48	SWD	Swadlow	4 Bed / 2 Storey	1,244	4	4,976
PT17	YEW	Yewdale	3 Bed / 2 Storey	931	17	15,827
PA32	CON	Conford	3 Bed / 2 Storey	866	57	49,362
PA35	CON	Conford	2 Bed / 2 Storey	689	28	19,292
Days	RAY	Raywater	1 Bed / 2 Storey	520	8	4,160
Units Sub Total					226	
Total Sqft						219,149

	Meters	Acres	Hectares
Gross Area	75,563	18.68	7.56
Net Area	11,487	3.33	1.35
Net Area	64,076	15.35	6.34

Coverage	13977.50
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Title:

PLANNING LAYOUT

CROWN WORKS

WORCESTER

Ref:

181114/01

Scale: 1:1000@A0 Date: May 14

Drawn By: SJS Designed By: SJS

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