



## **Environmental Impact Assessment**

### **The Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (SI 571/2017)**

#### **REQUEST FOR SCREENING OPINION**

**Description of Development:** Proposed new football stadium (5000 capacity), new club house and ancillary accommodation, training pitches and surface parking for 550 spaces.

**Location:** Land at Parsonage Way, Worcester.

The proposal is for development of a sports stadium on a site of approximately 11.2 hectares. The proposal would therefore constitute an urban development project that falls within column 1 paragraph 10 (b) of Schedule 2 of the above Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 that would exceed the threshold criterion in column 2 of the table as the overall area of the development would exceed 5 hectares.

Having taken into account the criteria in Schedule 3 to the Regulations, it is the opinion of the Council that the cumulative impact of the proposed development in conjunction with other committed development on nearby land which have been granted planning permission, both at Parsonage Way (proposed development of land for employment uses (use classes B1/ B2/B8), access and car parking, landscaping and associated works - LPA Reference: P17P0247) and land at the junction of Berkeley Way and Parsonage Way (employment development comprising offices, research and development facilities with access from Berkeley Way, car parking, landscaping and associated works- LPA Reference: P15P0013), would be likely to have significant effects on the environment and therefore any planning application would be required to be accompanied by an Environmental Assessment.

#### **Reasons for Decision:**

1. In the context of the Regulations, the proposed development would be of a size, scale and character which, when considered cumulatively with existing approved development in the area, would be likely to have significant environmental impacts, including traffic and transport impacts, air quality impact, landscape impact, ecology impact, and heritage impact due to its scale and location.

This conclusion is reached on the basis of information submitted and considered in connection with pre-application enquiry PE/00015/18. Any material variation may require further consultation with WCC.

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Worcester City Council

27 March 2018

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