

Town & Country Planning (EIA) Regulations 2011
Secretary of State Screening Direction – Written Statement

Application name:	DLP (Planning) Ltd – Land at Carr Rd, Deepcar, Sheffield
SoS case reference:	PCU/EIASCRR/U4420/77923
Schedule and category of development:	Schedule 2, 10(b)

Full statement of reasons as required by 4(5)(a) of amended EIA Regulations including conclusions on likelihood of significant environmental effects.

The proposal is for up to a maximum of 93 dwellings, with associated infrastructure. The site currently comprises a series of five open grassland fields used as pasture, divided by stone walls and the site is currently undeveloped. The site is allocated on the Sheffield UDP as being within an Open Space Area and is also identified as a Green Corridor in the UDP.

To the north and east of the site are properties fronting Carr Road, including a Grade II listed Royd Farm. To the south, the site is bounded by Hollin Busk Lane and Cockshot Hill (locally designated wildlife site) which is 400m south of the site. To the west is Fox Glen Wood (a locally designated wildlife site) which surrounds Clough Dike. The housing areas to the east and west form part of the settlements of Deepcar and Stocksbridge.

The total site area of this site is 6.3ha and as such falls within the indicative threshold of schedule 3. However, the applicant considers that the proposal only exceeds the 5ha mandatory screening threshold (10b) to a limited extent as only 4.7ha of the site is proposed for residential development and associated drainage measures. The remainder of the site would remain as open grass land for informal recreation. The regulations are clear that a screening opinion applies to total site area (i.e. red line boundary). Therefore, the total site area of 6.3ha has been considered.

The Secretary of State considers the development falls within the description at paragraph 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended. This proposal has been screened under the above description, and the direction takes into account the criteria set out in Schedule 3 of the 2011 Regulations in so far as these are relevant to the development.

In preparing this screening direction, the Secretary of State has also had regard to Planning Practice Guidance (PPG). In relation to the indicative criteria and threshold, it advises Environmental Impact Assessment (EIA) is more likely to be required if the area of the scheme is more than 5 hectares, or the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings). This advises key issues to consider include the physical scale of such developments, potential increase in traffic, emissions and noise.

The Secretary of State has had regard to paragraphs 024 and 025 of Planning Practice Guidance in terms of establishing whether other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development and whether it should be considered in isolation or considered as part of the other approved housing developments in the area. On the basis of the information provided, the Secretary of State considers that the proposed development should be considered in isolation.

The development site does not fall within a sensitive area as defined by the regulations. It has no National or European designations, and is not in, nor is it partly within, an SSSI or SPA. However, the site is also near the Wharnccliffe Crag SSSI (1.6km to the east). The Canyon Hills SSSI is approximately 3.1km from the site. The site is also within 3.6 km of The Dark Peak SSSI, South Pennine Moors SAC and the Peak District Moors (South Pennine Moors Phase 1) SPA.

Each case should be considered on its own merits and the Secretary of State has carefully considered the evidence provided by all parties in this case. He notes the site is not located within a sensitive area as defined by the Regulations.

However, in view of its proximity to sensitive areas, Natural England (NE) has been consulted. NE has advised "*Having reviewed the EIA screening opinion from the LPA, Natural England agrees that the proposal is located sufficiently close to the Peak District Moors (South Pennine Moors Phase 1) that it could potentially impact on the site's interest features. However, having reviewed the applicant's EIA Screening Direction Report, bird survey results indicate that the site is not used by significant numbers of SPA birds. On that basis, we consider that an EIA is not required*".

The Secretary of State notes that the proposal falls well below the indicative size threshold, being a proposal for up to 93 dwellings, and in his opinion is not a development with unusually complex and potentially hazardous environmental effects. The Secretary of State has also considered potential cumulative effects with other existing or approved developments in the area, particularly in relation to traffic, noise and air quality impacts, and does not believe there are any likely significant effects in these respects.

However, he has carefully considered the site's location and characteristics and the nature and scale of the development proposed and agrees with the clear advice of Natural England that the site is not used by significant numbers of SPA birds and that EIA treatment is not required for matters within its remit. Therefore, having considered all of the information provided, the Secretary of State concludes that EIA is not required for this proposal.

Is an Environmental Statement required?	No
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