

National Planning Casework Unit
5 St Philips Place
Colemore Row
Birmingham
B3 2PW

Dear Sir / Madam,

Land at Carr Road, Deepcar, Sheffield

Request for screening direction of the Secretary of State under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2017)

This letter respectfully requests that the Secretary of State adopts an EIA Screening Direction for the proposed residential development of the above site. This request is submitted because the Local Planning Authority (LPA), Sheffield City Council (SCC) has adopted the view that the proposals constitute Environmental Impact Assessment (EIA) development (see enclosed EIA Screening Direction Report Appendix 1: Letter from SCC dated 1st February 2017). The proposed development comprises an outline planning application for a maximum of 93 dwellings with all matters reserved, except for access.

This letter, together with the enclosed EIA Screening Direction Report, make representations on behalf of the Applicant, Hallam Land Management, and sets out why it is considered that EIA is not required. As per the provisions of Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended, (the "EIA Regulations") this submission is accompanied by the screening request (Appendix 2 of Screening Report) as submitted to Sheffield City Council, which contains a description of the proposed development. The enclosed Screening Report includes the site plan submitted alongside the Screening Request (Appendix 2) and an overview of the likely significant effects (or otherwise) of the proposed development, applying the 'Screening Checklist' that reflects the requirements of Schedule 3 of the EIA Regulations.

The Applicant is of the view that, whilst the total site area is 6.3 hectares (ha) it only exceeds the 5ha mandatory screening threshold under Schedule 2 10b) of the EIA Regulations to a limited extent and of the total site area, only 4.7 hectares is proposed for residential development and associated drainage measures. The remainder of the site would remain as open grassland for informal recreation. The site is not located within a sensitive area as defined by the EIA Regulations and given the developed urban context, is unlikely to give rise to significant effects on the environment.

Sheffield Council's conclusion on the second (and final) page of their Screening Opinion for the proposals states that:

“In reaching this opinion [...that the site constitutes EIA development]. I have taken into account the guidance given in Schedule 3 of the Regulations and in the Government’s planning practice guidance on Environmental Impact Assessment, and consider the proposed development is likely to have significant effect on the environment by virtue of factors such as its nature, size or location”

The Council opinion goes on to state that:

“In my opinion the proposal has the potential to negatively affect qualifying species of the nearby Special Protection Area and there is potential for significant impact on the qualifying features (birds)”

The Applicant makes the following rebuttal to the adopted Screening Opinion:

No statutory designated sites of international or national value are present within the site boundary. The South Pennine Moor SAC / SPA, an internationally designated area, is situated approximately 3.6 km to the west of the site. Annex 1 habitats are the primary designation criteria. These habitats comprise: European dry heaths, blanket bogs and old sessile oak woods with Ilex and Blechnum. The SPA site is also designated for the breeding assemblage of merlin, golden plover, short eared owl and peregrine.

Baseline ecological surveys for relevant ecological receptors completed within the site were completed over the survey periods in 2016 and 2017. The completed survey works has included:

- A Phase 1 Habitat Survey (May & June 2016);
- Badger Survey (May & June 2016);
- Bat Surveys (May – September 2016);
- Breeding Bird Surveys (May – June 2016);
- Reptile Surveys (June - July 2016);
- Winter Bird Surveys (December 2016 – February 2017);
- Additional Breeding / Passage Bird Surveys (March – April 2017).

The full ecological data sets are available upon request.

The breeding bird surveys only identified 23 species within the site and only eight of these species were identified as being on the Bird of Conservation Concern amber or red list. No significant numbers of any of the species recorded and the assemblage of breeding birds using the site was identified as being of no more than local level importance. Consultation records have identified a range of breeding birds in the wider environment but none of these records were recorded within the site. The majority of the ground nesting species were recorded approximately 0.66 km to the south west of the site.



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From the completed survey works and from review of the records provided, development of the site is unlikely to result in significant effects to the local breeding bird assemblage. Furthermore, development of the site is unlikely to affect use ground nesting species using land to the west and south west of the site. Therefore, with the application of the mitigation outlined with the Ecology Report and the inclusion of an appropriate bird box scheme within the site, the potential effects to the local breeding bird population are likely to be negligible.

The completed survey work did not identify any of the habitats or breeding birds listed as the designation criteria for the SAC or the SPA within the site and given the distance of the designated site from the proposed development, no direct or indirect effects to the conservation value of the site are expected.

In conclusion, the accompanying EIA Screening Request letter together with the EIA Screening Direction Report and the Ecological Assessment and Transport Assessment prepared in relation to the site, confirm that the impact upon qualifying species of the SPA would not be significant.

The Direction Report also confirms that the proposed development will not give rise to significant effects upon ecology, landscape and visual impact, highways, heritage or flood risk more widely. All of the technical documents referenced within the report are available upon request.

As such, it is concluded that EIA is not necessary in respect of the proposed development.

I trust that the accompanying information is sufficient to register the request for a Screening Direction. However, please feel free to contact me should you require any further information. I can confirm that a copy of this submission has been sent to Sheffield City Council in accordance with Regulation 6 (2) of the EIA Regulations.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Roland G Bolton'.

Roland G Bolton BSc (Hons) MRTPI
Senior Director