



Michelle Thomson
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Via email to: michellethomson@boyerplanning.co.uk

Your contact is: Mr Jonathan Markwell, Planning

Dear Ms Thomson,

Planning Reference: 181687

Description of development: Request for confirmation that a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 is not required

Location: Gas Holder Site, Robert Parker Road / Alexander Turner Close, Off Kenavon Drive, Reading

Information considered: Letter by Boyer Planning Ref 17.1003/4.02/MT (including site location plan) dated and received 24/09/18

Response:

On the basis of a future proposed development including, “the demolition of the existing gas holder, water tower and buildings and the erection of up to 130 dwellings, together with the provision of an enhanced access route, open space, landscaping and associate parking”, as set out in the letter by Boyer Planning Ref 17.1003/4.02/MT (including site location plan) dated and received 24/09/18, the following is confirmed:

- It is considered that the development does not fall within a type described in Schedule 1 of the EIA Regulations 2017.
- It is considered that the development is described in column one of Schedule 2 of the 2017 Regulations, as an urban development project under paragraph 10 (b) of column one.

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

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Our Ref: 181687/SCR

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15th October 2018

- The site is not located within a 'sensitive area' (sensitive areas specified as: land notified under section 28(1) (sites of special scientific interest (SSSI)) of the Wildlife and Countryside Act 1981; a National Park within the meaning of the National Parks and Access to the Countryside Act 1949; the Broads; a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage; a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979; an area of outstanding natural beauty (AONB) designated as such by an order made by Natural England under section 82(1) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000 as confirmed by the Secretary of State; a European site).
- It is considered that the development does not meet any of the relevant thresholds and/or criteria in column two of Schedule 2 ((i) The development does not include more than 1 hectare of urban development which is not dwellinghouse development [the prospective applicant only references dwellinghouse development and no other form of development]; and (ii) the development does not include more than 150 dwellings [the prospective applicant advises up to 130 dwellings]; and (iii) the overall area of the development does not exceed 5 hectares [the prospective applicant specifies that the site is 0.71 hectares in area]).

This development is therefore not a Schedule 2 development. Although described in the first column of Schedule 2 this development does not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, and is therefore not Schedule 2 development. Accordingly, an Environmental Impact Assessment is not required (subject to Secretary of State's power to make directions). Put another way, it is confirmed that a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 is not required.

However, notwithstanding the above, given the scale of the development, it is considered to be essential that any future planning application is accompanied with a wide range of supporting environmental information.

Please note that this letter is provided without prejudice to the formal decision of the local planning authority on this or any other application which may subsequently be submitted.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

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