

## NORTH LINCOLNSHIRE COUNCIL

### Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

**Application Reference:** SCR/2022/2

**Address:** Fields North of Burringham Road, Ashby Parklands, Scunthorpe

**Proposal:** EIA screening request relating to the reduction of the permitted red line boundary in relation to PA/2015/0396.

#### Preamble

The proposal involves the reduction of the red line area (site area) for planning application PA/2015/0396. Outline planning permission was granted under planning ref no PA/2015/0396 on 5 August 2021 for the development of up to 2500 new homes including a village centre (Use Classes A1, A2, A3, A4, A5, B1 and D1), a health care facility (Use Class D1), community facilities (Use Class D1), a 3 form of entry primary school (Use Class D1), new roads and footpaths, informal areas of open space, play spaces and new wildlife habitats, water bodies and wetlands with all matters reserved for subsequent approval. This application was EIA development. An environment statement was submitted with PA/2015/0396 2015 with an Addendum submitted in June 2019.

The applicant has now submitted a screening request for a Section 73 application for a reduction to the permitted red line boundary of outline application ref: PA/2015/0396. The site area to be removed is approximately 24.86 hectares. The applicant has requested this screening opinion to confirm whether the proposals to remove the land via a Section 73 represents Environmental Impact Assessment (EIA) development. The applicant has also submitted a screening request SCR/2022/1 for a full planning permission for 599 dwellings on the land to be removed from the red line boundary of PA/2015/0396.

The applicant has stated that a full planning application for the 599 homes and the Section 73 to amend the red line boundary of PA/2015/0396 will be submitted concurrently. The red line boundary is to be amended to ensure that a reserved matters application pursuant to planning permission PA/2015/0396 can still be submitted and lawfully implemented if a full application for 599 to be submitted, approved and implemented on the 'removed land.' The red line site area for PA/2015/0396 will be reduced and therefore less development will occur on this site. However, the overall scale of development will remain unchanged as the applicant is proposing to submit a full planning application for 599 homes on the 'removed land'. It must be noted that if both proposals were subsequently approved they could potentially be implemented independently.

The PPG states that a section 73 application is considered to be a new application for planning permission under the EIA Regulations. Where an EIA was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations. Whether changes to the original Environmental Statement are required or not, an Environmental Statement must be submitted with a section 73 application for development which the local planning authority considers to be EIA development.

Development which comprises a change to the approved development requires EIA only if the change is likely to have significant environmental effects and that the significance of those effects must be considered in context of the existing development. In determining whether the development

is likely to give rise to further significant environmental effects not previously assessed in the Environmental Statement (and its associated updates or Addendum) reference has to be made to Schedule 3 of the Regulations.

Has the LPA adopted a Screening Opinion for this proposal?  X YES  NO

<b>1</b>	Is the proposal a Schedule 1 Project?	NO X	<b>Go to question 2</b>	YES <input type="checkbox"/>	
<b>2</b>	Is the application listed in Schedule 2 of the EIA Regs 2017?	NO <input type="checkbox"/>		YES X	13. (b) Changes and Extensions - Any change or extension to Schedule 2 development where that development is already authorised, executed, or in the process of being executed  <b>Go to question 3</b>
<b>3</b>	Is the proposal in a sensitive area as defined in the EIA Regs 2017?	NO X	<b>Go to question 4</b>	YES <input type="checkbox"/>	
<b>4</b>	Does it exceed the threshold and criteria in Schedule 2?	NO <input type="checkbox"/>	EIA <u>not</u> required	YES X	The proposed development exceeds the indicative thresholds for category 10b (urban development projects)

**Selection Criteria for Screening Schedule 2 Development as set out in Schedule 3 of the 2017 Regulations.**

## 1. Characteristics of the Development

The characteristics of the development must be considered having regard, in particular to the following:

Size:

Does the proposal exceed the indicative sizes given in Planning Practice Guidance-Environmental Impact Assessments? X YES  NO

The PPG advises that changes or extensions to Schedule 2 development, which when considered with the existing development as a whole, may result in significant adverse effects on the environment, or which meet the thresholds or criteria set out in column two of Schedule 2, are also Schedule 2 development and require screening.

The original development under PA/2015/0396 included more than 1 hectare of urban development which is not dwellinghouse development which exceeds the 1 hectare threshold set out in 10b(i)The development approved is for up to 2500 dwellings which exceeds the 150 dwellings set out in 10b(ii) The area of the scheme exceeds the 5 hectare indicative threshold (10biii)

For this screening opinion, the site area to be removed from the red line area of PA/2015/0396 is approximately 24.86 hectares. The site area for PA/2015/0396 is approximately 66.67 hectares. The amended proposal of the reduction in the red line area will exceed the thresholds set out in 10b.

Cumulative Impacts:

Will the proposal be undertaken in conjunction with other development? X YES  NO

The site is located within the Lincolnshire Lakes AAP which comprises proposals for major development based around the creation of six new sustainable villages, including the provision of up to 6,000 new homes, commercial development, new infrastructure and public spaces, focused around a waterside environment (lakes) which ultimately will be delivered within the plan period.

The applicant has also submitted a screening opinion (Ref SCR/2022/1) for 599 dwellings including public open space, drainage attenuation, a lake with recreational routes and landscaping within part of the original red line area for PA/2015/0396. The applicant has stated that the proposed full planning permission (599 dwellings etc) will be submitted at the same time as the Section 73 application to amend the red line area for PA/2015/0396. The applicant has also stated that, the delivery of the amended outline scheme excluding the land to the east will remain supported by highways and infrastructure works covered by permissions ref: PA/2015/0628 and PA/2015/0627, which were granted in August 2021 alongside the outline permission (PA/2015/0396). It must be noted that if both proposals subject of these screening opinions were subsequently approved they could potentially be implemented independently.

In addition, the site is partially within and adjacent to a site with an extant hybrid planning permission (planning ref no PA/2015/0628) for full planning permission for new road and footpaths, informal areas of open space, parklands, play areas and new wildlife habitats, attenuation ponds, recreational lakes and wetlands community; and outline planning permission with all matters reserved for non-residential institutions (Use Classes D1 and D2), leisure facilities (Use Classes A1 and A3) and storage (Use Class B8) which was also granted planning permission on 5 August 2019 and was EIA development and therefore was subject to an Environmental Statement.

The site is also partially within and adjacent to site with an extant planning permission (planning ref no PA/2015/0627) for highway works to deliver the new terminating junction to the M181 motorway (due to the de-trunked section of the highway to the north and south of the terminating junction) and the development of the eastern and western sections of the east west link road connecting to the B1450 Burringham Road which was also granted planning permission on 5 August 2019 and was EIA development and therefore was subject to an Environmental Statement.

An application has been approved (planning re no PA/2017/1386) highway works to deliver a new terminating junction to the M181 motorway comprising a new at-grade roundabout to access the B1450 Burringham Road from the M181, new B1450 side roads and realignment of the existing B1450, two new additional roundabouts on the realigned B1450, drainage ponds and outfalls, landscaping and associated re-profiling and ancillary works on 17 January 2019. This planning permission has been implemented on the site and effectively supercedes planning permission ref no PA/2015/0627. The Council understand that funding is required to deliver this development.

The site also lies adjacent and slightly within a site subject of a planning application (planning ref no PA/2020/1295) that has been approved on 06/05/2022 to construct and refurbish pedestrian footpath and cycle path along Burringham Road (B1450) and to undertake highway improvements to existing roundabout to increase traffic capacity.

The site is located in close proximity to an application that has been approved (planning ref no PA/2020/1333) for outline planning permission to erect up to 144 dwellings with appearance,

landscaping, layout and scale reserved for subsequent consideration on 29 June 2021 on Burringham Road. This site is located approximately 280m from the proposed development site.

The site is located in close proximity to an application that has been approved (planning ref no PA/2019/1782) for outline planning permission for up to 200 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration at Land South Of, Moorwell Road, Yaddlethorpe, Bottesford. This site is located approximately 2.7km from the proposed development site.

There are also 2 pending applications close to the application site. PA/2019/1607: Planning permission to erect 88 dwellings with associated roads, drainage, service infrastructure and public open space (including demolition of existing agricultural buildings land south of Silica Lodge Garden Centre, Scotter Road South, Scunthorpe, DN17 2BN (approximately 1.5km from the proposed development site) and PA/2018/1608: Outline planning permission for residential development with appearance, landscaping, layout and scale reserved for subsequent approval at former brickworks, Land west of Scotter Road South, Bottesford, DN17 2BU (approximately 2.4 km from the proposed development site).

#### Use of Natural Resources:

Will any natural resources be lost?  YES  NO

The development will result in the permanent loss of agricultural land of Grade 2 classification (Very Good Quality). The proposed amendment will not generate any additional loss of agricultural land than the approved scheme. If the proposal for the 599 dwellings subject of SCR/2022/1 is also brought forward, the quantum of development would remain the same and therefore the same loss of agricultural land would occur.

Will their loss be significant?  YES  NO

There is an abundance of the best and good quality agricultural land in the wider area and therefore the loss of this area of agricultural land will not be significant. The site is within the Lincolnshire Lakes AAP which comprises proposals for major development including residential, recreational and commercial development on agricultural land.

#### Production of Waste:

Will the proposal generate waste (if no proceed to Pollution and Nuisances)  YES  NO

General construction waste associated with residential development over a temporary period during the construction phase. There will also be residential waste generated during the life of the residential development, foul water, surface water drainage, this is standard to any residential development. There will also be waste from excavations on the site including excavations for the proposed water bodies, and wetlands. There will be waste from the commercial, health centre, community facilities and school developments in terms of packaging, foul sewage, surface water run off, medical waste, general office/school/community facilities and health facilities waste. There will be significant waste generated for a development of this size, nature and scale. Waste impacts will be the same/potentially less than for the original development granted under PA/2015/0396 as the site area will be reduced, although if the proposal for the 599 dwellings subject of SCR/2022/1 is brought forward, the quantum of development will be the same. In terms of waste no further significant environmental effects have been identified by this proposal that were not previously assessed in the original Environmental Statement and Addendum submitted under PA/2015/0396.

Pollution and Nuisances:

Will the proposal cause any pollution/nuisance (If no proceed to accidents) X YES  NO

Will it be short term (during construction)? X YES  NO

Noise and disturbance will be generated as a result of traffic generation and construction operations whilst the various aspects of the development are being built. The construction phase of the development is likely to generate noise, dust, vibration and light nuisance as a result of HGV movements to and from the site and the operation of construction machinery on site. However, it is considered that disruption during construction would be temporary and issues could be mitigated through conditions such as the submission of an Environmental Management Plan as imposed on the decision notice for PA/2015/0396. The potential impacts of pollution and nuisances will be the same/potentially less than for the original development granted under PA/2015/0396 as the site area will be reduced although if the proposal for the 599 dwellings subject of SCR/2022/1 is brought forward, the quantum of development would remain the same. In terms of pollution and nuisance no further significant environmental effects have been identified by this proposal that were not previously assessed in the original Environmental Statement and Addendum submitted with the original application.

Will it be longer term? X YES  NO

The removal of part of the red line boundary from the approved PA/2015/0396 to reduce the size of the site area will not result in any longer term impacts in terms of pollution and nuisances than the original development granted on the site as the only change is that the development site area will be reduced. It must be noted that if the proposal for the 599 dwellings subject of SCR/2022/1 is brought forward, the quantum would remain the same as the original application. In terms of pollution and nuisance no further significant environmental effects have been identified by this proposal that were not previously assessed in the original Environmental Statement and Addendum for the original application.

Accidents:

A higher than average risk of accidents during construction? YES  X NO

The proposal is essentially to reduce the site area of the original application. There are no site specific reasons identified that would require specialist construction techniques. Appropriate construction methods and safety measures would need to take place on the site during construction. Therefore the proposal is not considered to present any increased risk of accidents during construction. The removal of part of the red line boundary from the approved outline application PA/2015/0396 to reduce the size of the site area will not result in a higher than average risk of accidents during construction than was considered within the original Environmental Statement and Addendum.

A higher than average risk of accidents during operation?  YES X NO

The proposed residential, commercial and community end uses pose no increased risk of accidents. The use of the lakes/waterbodies for recreation purposes has the potential to have an increased risk of accidents. This risk can be mitigated to a certain extent by the use of safety measures such as appropriate signage warning, fencing/barriers, lifesaving equipment, emergency telecommunications equipment, lifeguards operating around/on the lake, robust management plans for example. The removal of part of the red line boundary from the approved outline application PA/2015/0396 to reduce the size of the site area will not result in a higher than average risk of accidents during operation than was considered within the original Environmental Statement and Addendum.

Risks to Human Health:

Will the proposal increase risk to human health?

YES X NO

It is considered that the proposed development and uses poses no increased risk to human health. Only the site area of the original outline application is to change. The site is previously undeveloped comprising farmland. Within the outline application the Environmental Statement identified no significant potential for contamination on the site. Since the granting of PA/2015/0396 there has not been any significant changes to the land uses within the site – it has remained agriculture. As a result the proposed development of a reduction in the red line site area is not considered to pose no increased risk to human health.

## 2. Location of Development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to the following:

What is the existing land use?

The site is essentially comprises agricultural fields The site comprises arable agricultural land of Grade 2 classification. The agricultural character of the land and its topography present amenable and open views of the site and the surrounding landscape. The topography of the land is generally flat, grading gradually down as the land sweeps west. Key landscaping features exist within the site such as an interconnecting network of drainage ditches. The site lies within flood zone 2/3a (tidal).

The main physical feature affecting the site is the M181 motorway which runs north-south through a central portion of the landholding. Two defining east-west features are Burringham Road (B1450), bisecting the site east to west and the M180 motorway, forming part of the southern site boundary.

The built developments beyond the site to the east and west are traditionally 2 storey dwellings along Burringham Road (east, towards Scotter Road) and on the outskirts of Burringham Village. The River Trent lies immediately west of Burringham Village. The site is located approximately 1.5km from the SSSI, SAC and Ramsar Humber estuary . There is a local nature reserve approximately 1km to the south east of the site and further of local nature reserves within 3.5km of the site to the north east. The nearest listed buildings are Keadby Bridge and Burringham Church over 1.7km from the site. The nearest Schedule Ancient Monuments to the site is Keadby Lock which is located over 2.6 km from the site

The site has high potential for archaeology due to previous finds and excavations on and close to the site.

These constraints were considered as part of the original application.

Is the Site in a 'Sensitive Area' as defined in the Regulation?

YES X NO

Is the site sensitive in another way?

(contaminated, densely populated, archaeology, landscape etc)

X  YES NO

If yes give details?

The site is located over 1.6 km the Humber estuary which is a designated SAC and SSSI and Ramsar site. The potential impacts on these designations include; water-borne pollution- depending on the drainage and foul water proposals, displacement of passage and wintering waterbirds from “functionally linked land”: species such as curlew, lapwing, golden plover and pink-footed goose, increased recreational disturbance of breeding, wintering and passage birds associated with the Humber Estuary SPA and Ramsar site due to a significant increase in the population within a short travel time of the Estuary. The passage and wintering bird surveys will need to be carried out/updated along with recreational disturbance assessments in order to assess the impacts on the Humber Estuary Ramsar Site, Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). The proposed site comprises large arable fields with long sight-lines unobscured by trees or hedgerows, which appear suitable to support passage and wintering flocks of bird species associated with the Humber Estuary SPA and Ramsar Site. There are local nature reserves approximately 1km to the south east of the site and a number of local nature reserves within 2.5km of the site to the north east. These constraints were considered as part of the determination of the original scheme.

The proposed development site has the potential to impact non-designated heritage assets and their settings including known and potential archaeological remains, geoarchaeological and palaeoenvironmental deposits. These heritage assets include known and potential archaeological remains of prehistoric to post-medieval date and associated palaeo-environmental evidence buried with the underlying stratigraphy of sands, peat and warp deposits. These deposits have the potential to contain well-preserved archaeological structures and artefacts as well as palaeoenvironmental evidence that can inform the archaeological record, through to evidence of the post-medieval drainage and warping of the former low-lying marshland. A number of significant Bronze Age finds have come from Burringham Common. Archaeological investigations on part of the site and adjacent to the site have revealed that considerable depths of peat are present at shallow depth below ground level to the east of the M181; radiocarbon dating of the peat reveals intermittent formation from the Neolithic through to the Medieval periods. The site has the potential to contain archaeological remains the significance of which is not yet known that would be disturbed and/or destroyed by the proposed development. These constraints were considered as part of the determination of the original scheme.

The site is not covered by any statutory landscape or ecological designation. The site is located within Flood Zone 2/3a. The site currently is primarily at very low risk for surface water, although there are areas of the site that are high, medium and low risk of surface water flooding. The nearest residential developments to the site are a park home site (Ashby Parkland) on Burringham Road and a housing estate known as Ashby Decoy also accessed off Burringham Road just over 1km from the site. These constraints were considered as part of the determination of the original scheme.

These impacts on these areas/features will be the same, if not slightly less than the original proposal approved on the site if the red line site area is reduced. Overall, the impacts would remain the same if the development screened under SCR/2022/1 is also brought forward for delivery as the quantum of development would be the same as for PA/2015/0396. It is not considered in context with the approved development on the site, that this proposal for changes to the red line boundary would give rise to any significant effects on these areas/designations over and above that already approved.

### **3. Characteristics of the Potential Impact:**

The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above. The potential impacts identified include:

- Potential for significant impact on the character of the landscape and visual amenity;
- Potential impact on Humber Estuary SSSI/SPA/RAMSAR/SAC habitat and the potential impact on wildlife and protected species on the site

- Potential for significant impact on air quality and noise, dust, lighting and vibration
- Potential for significant impacts on the highway network including M180/M181, Burringham Road (B1450), Scotter Road from users and from vehicles and HGVs during construction
- Potential significant effect on hydrology, water resources, surface water drainage, foul drainage, flood risk for the site and surrounding area;
- Potential for contamination due to the agricultural use of the site.
- The nature and scale of the proposal has the potential for significant effects on non-designated heritage assets of archaeological interest; and
- Cumulative impacts in respect of the overall Lincolnshire Lakes AAP, other residential and commercial and road developments recently approved within and adjacent to the application site.

#### Assessment of the significance of likely effects

The proposed site lies within the Lincolnshire Lakes AAP - which comprises proposals for major development based around the creation of six new sustainable villages, including the provision of up to 6,000 new homes, commercial development, new infrastructure and public spaces, focused around a waterside environment (lakes). The character and appearance of the application site and the immediate area will be changed from farmland to create a new settlement/community comprising dwellings, commercial development, community facilities including a school and medical centre, lakes/waterbodies, roads, open space, for example. Visual impacts of the development will be permanent and irreversible. However these impacts will be localised in nature and can be mitigated via standard conditions in respect of landscaping, design, materials, boundary treatments for example. The reduction in the site area of the development will not result in any further significant environmental effects in terms of landscape and visual effects than have already been identified and assessed in the original Environmental Statement and Addendum for the site and mitigated by planning conditions imposed on the original development. A further EIA is therefore not required.

The potential impact on the Humber Estuary, SSSI/SPA/RAMSAR/SAC habitat need to be considered. The site is located approximately 1.6km from the SSSI/RAMSAR/SAC habitat which is separated agricultural land, dwellings and the M181. The potential impacts on these designations include: water-borne pollution- depending on the drainage and foul water proposals, displacement of passage and wintering waterbirds from "functionally linked land": species such as curlew, lapwing, golden plover and pink-footed goose, increased recreational disturbance of breeding, wintering and passage birds associated with the Humber Estuary SPA and Ramsar site due to a significant increase in the population within a short travel time of the Estuary. The reduction in the site area of the development is unlikely to result in any further significant environmental effects on these designations than those that have already been identified and assessed and mitigated in the original Environmental Statement and Addendum for the site and mitigated by planning conditions imposed on the original development . A further EIA is therefore not required.

The potential impact on wildlife and protected species on the site itself also need to be considered. The site comprising essentially arable farmland and has biodiversity value in marginal hedgerows and drains and the M180 margins and has the potential to support wintering birds. The reduction in the site area of the development is unlikely to result in any further significant environmental effects on wildlife and protected species than has already been identified and assessed with mitigation measures in the original Environmental Statement and Addendum for the site and also mitigated by planning conditions on the original development. A further EIA is therefore not required.

Air quality potential impacts associated with the proposed development relate to both the construction and operational phases of the development. It must be noted that the site is not located within an AQMA. The site is bounded by the M181 and potential impacts are from the emissions from existing users of the M181 and from the road traffic emissions generated from the proposed development. During construction, air quality impacts can be mitigated by conditions such as the submission of a

CEMP. For the operational phase of the development air quality impacts can be mitigated through appropriate design and layout of the development, landscape buffers, EVC scheme and robust travel plans to reduce emissions from the development to mitigate the potential impacts on air quality. The reduction in the site area of the development will not result in any further significant environmental effects in terms of air quality than have already been identified and assessed in the original Environmental Statement and Addendum for the site and mitigated by planning conditions imposed on the original development. A further EIA is therefore not required.

Noise potential impacts associated with the construction phase of the development will relate to construction activities. These impacts can be mitigated through the submission of appropriate noise assessment and a CEMP which can be conditioned. Noise during the operational phase could be mitigated through conditions, positioning of buildings on the site ensuring users are not exposed to noise nuisance from the adjacent M181, providing landscape buffer/acoustic fencing adjacent to the M181 to reduce noise levels. Additional noise from vehicles accessing the site can be mitigated through design of the road layout and highway conditions. The reduction in the site area of the development will not result in any further significant environmental effects in terms noise than have already been identified and assessed in the original Environmental Statement and Addendum for the site and mitigated by planning conditions for the original development. A further EIA is therefore not required.

Potential impact for dust and vibration would be during the construction phase of the development. These impacts can be mitigated through the submission of dust and vibration assessments and a CEMP which can be conditioned. In terms of lighting relate to both the construction and operational phases of the development. These impacts can be mitigated through sensitive working practices and through design and layout of lighting which can be conditioned. The reduction in the site area of the development will not result in any further significant environmental effects in terms of dust and vibration than have already been identified and assessed in the original Environmental Statement and Addendum for the site and mitigated by planning conditions on the approved development. A further EIA is therefore not required.

The proposed development has the potential for impacts on the strategic road network and the local highway network including M180/M181, Burringham Road (B1450), Scotter Road as a result of the increase in vehicular traffic from occupiers and users of the development and from vehicles and HGVs during construction. These impacts were considered and addressed within the original Environmental Statement and Addendum. It is noted that planning permission PA/2017/1386 for a new terminating junction to the M181 motorway has been implemented. The council understand that funding is required to deliver the M181 terminating junction and associated works. Highway infrastructure will need to be provided as part of the planning application and can be conditioned, S106 agreement for highway improvements and planning conditions will all mitigate highway impacts. Cumulative impacts of the development will include the recent planning permissions for residential development close to the site (outlined above), the Lincolnshire Lakes allocation and the impact of the existing Lincolnshire Lakes planning permissions on/adjacent to the site. These permissions all provided transport assessments and transport information to assess the impact on the highway network. There are not considered to be any transboundary impacts caused by this development. The reduction in the site area of the development will not result in any further significant environmental effects in terms of highway impacts than have already been identified and assessed and mitigated in the original Environmental Statement and Addendum for the site mitigated by planning conditions and S106 on the /attached to the approved development. A further EIA is therefore not required.

The site is located within flood zone 2/3a (tidal) as defined by the North Lincolnshire Strategic Flood Risk Assessment and is therefore at high risk of flooding. A flood defence scheme (planning ref no PA/2017/1977) comprising of sheet piling along the River Trent and associated works was approved on 11 May 2018. This permission has been completed on the site. This development increased the height of the existing defences, and provide a long-term flood defence solution in anticipation of future

flood risk. This approved development was essential to ensure that adequate flood protection was in place to protect the development land set out in the AAP. The proposed development has the potential to increase both the rate and volume of surface water runoff, thereby increasing the potential risk of flooding to others, or indeed to the development itself. However, the reduction in the site area of the development will not result in any further significant environmental effects in terms flood risk and drainage than have been previously identified and assessed in the original Environmental Statement and Addendum for the site and mitigated by planning conditions imposed on the original development. A further EIA is therefore not required.

Site investigations in relation to contamination and ground conditions were considered in the submitted Environmental Statement and Addendum for the original application. The site due to its agricultural use is unlikely to have significant impacts in terms of contamination. The reduction in the site area of the development will not result in any further significant environmental effects in terms of contamination than have already been identified by this proposal that were not previously identified and assessed in the original Environmental Statement and Addendum for the site and mitigated through planning conditions imposed on the original development. A further EIA is therefore not required.

The site has high potential for archaeology. The reduction in the site area of the development will not result in any further significant environmental effects in terms of cultural heritage (archaeology) than have already been identified and assessed in the original Environmental Statement and Addendum for the site and mitigated through planning conditions on the original development. A further EIA is therefore not required.

In terms of cumulative impacts, the site forms part of the Lincolnshire Lakes AAP which comprises proposals for major development based around the creation of six new sustainable villages, including the provision of up to 6,000 new homes, commercial development, new infrastructure and public spaces, focused around a waterside environment (lakes) which eventually will be delivered over a number of years in phases. The Lincolnshire Lakes AAP forms part of the council's statutory development plan within the Local Development Framework for North Lincolnshire. It is part of the Council's planning and growth agenda for the area. There are a number of planning permissions granted for residential development close to the site and some planning applications for major residential development that are currently pending consideration. There are extant outline/full/hybrid planning permissions on the site (outlined above) on the site. In terms of the cumulative impact on the Lincolnshire Lakes development the site is within the Lincolnshire AAP which was considered in the original Environmental Statement and appendment. The proposal which will eventually have cumulative impact on existing residential planning permissions close to the site when these come forward for delivery. Cumulative impacts in relation to these sites will relate primarily to additional traffic onto the strategic road network and the local road network. The reduction in the site area of the development will not result in any further significant environmental effects in terms of highways than have already been identified and assessed in the original Environmental Statement and Addendum.

### **Conclusion:**

Is an Environmental Statement required?

YES  NO

Further comments:

**It is considered that the proposal will not have significant effects on the environment.**

The original outline planning permission (host application) was granted under planning ref no PA/2015/0396 on 5 August 2021 for the development of up to 2500 new homes including a village centre (Use Classes A1, A2, A3, A4, A5, B1 and D1), a health care facility (Use Class D1), community

facilities (Use Class D1), a 3 form of entry primary school (Use Class D1), new roads and footpaths, informal areas of open space, play spaces and new wildlife habitats, water bodies and wetlands with all matters reserved for subsequent approval. This application was EIA development. An environmental statement was submitted with PA/2015/0396 2015 with an Addendum submitted in June 2019.

For the reasons outlined above, the minor amendment to reduce the red line boundary of the original planning permission, is considered by the local planning authority unlikely to have significant effects on the environment over and above that already approved or result in any new or significantly different environmental impacts than those already considered via the existing Environmental Statement. The proposal does not require a further Environmental Statement under the terms of the EIA Regulations to accompany the proposed Section 73 application.

Officer: T. Coggon.....

Authorised by:

Andrew Law

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Signature:

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Date: 02/05/2022.....

Date:

17/05/2022