

7<sup>th</sup> January 2016

McLoughlin Planning  
North Warehouse  
Gloucester Docks  
Gloucester  
GL1 2FB

**Planning & Countryside**  
Council Offices  
Market Street, Newbury  
Berkshire, RG14 5LD

**Our Ref:** 15/03346/outmaj  
**Your Ref:**

**Please ask for:** Michael Butler  
**Contact Centre:** 01635 519111  
**Fax:** 01635 519408  
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Dear Sir.

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2011  
AS AMENDED 2015.**

**SCREENING OPINION**

<b>Reference:</b>	15/03346/outmaj
<b>Site:</b>	Land at Irish Hill Road, Kintbury
<b>Proposal:</b>	Construction of 72 dwellings , plus associated access and public open space .

In accordance with Regulation 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, [as amended in 2015] the Local Planning Authority (LPA) is required to adopt a screening opinion as to whether the proposal constitutes 'EIA development', and therefore whether Environmental Impact Assessment (EIA) is required as part of the above application.

**Screening opinion**

1. The proposed development is not considered to fall within Schedule 1 of the EIA Regulations.
2. The proposed development is not considered to fall within Section 10 [b] of Schedule 2 of the EIA Regulations [as amended in 2015] as the site area is less than 5ha in extent, and less than 150 dwellings are proposed.
3. However, the site lies within a sensitive area [AONB] which, in accordance with the advice in paragraphs 017 and 031 of the NPPG on Environmental Impact Assessment, may require the submission of an ES.

The LPA concludes that **the proposal does NOT require the submission of an ES .**

The reason for this decision is as follows.

Having regard to the advice on the selection criteria as set out in Schedule 3 of the Regulations [Characteristics, Location, and Potential Impact] it is envisaged that given the nature and character of the development proposed [ie housing] being adjacent to existing housing in the village of Kintbury, no unusual or special impacts will arise which would merit the specific submission of an ES.

A copy of this screening opinion will be placed on the Planning Register.

If you wish to discuss this screening opinion, please contact Michael Butler at these offices.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gary Rayner', with a stylized flourish at the end.

**GARY RAYNER**  
**DEVELOPMENT CONTROL MANAGER**