
Land at Rectory Farm, Yatton

Environmental Impact Assessment Screening Report

October 2022

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Prepared on behalf of Persimmon Homes Severn Valley

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1 INTRODUCTION

1.1 This EIA Screening Report has been prepared by Barton Willmore, now Stantec¹, on behalf of Persimmon Homes Severn Valley (the 'Applicant'). This report accompanies a request to North Somerset Council ('NSC') planning department to adopt a screening opinion to determine whether an outline planning application for the construction of up to 280 dwellings on land at Rectory Farm, Yatton, constitutes EIA development.

1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017² (as amended)* (the "EIA Regulations") and in accordance with Regulation 6 of the EIA Regulations, this report contains:

- *A plan sufficient to identify the land;*
- *A description of the development, including in particular:*
 - (i) *a description of the physical characteristics of the development and, where relevant, of demolition works;*
 - (ii) *a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
- *A description of the aspects of the environment likely to be significantly affected by the development;*
- *To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—*
 - (i) *the expected residues and emissions and the production of waste, where relevant; and*
 - (ii) *the use of natural resources, in particular soil, land, water and biodiversity; and*
- *Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

Requirement for EIA

1.3 In order to determine whether the proposed development is 'EIA development', regard must be had for the EIA Regulations and supporting Planning Practice Guidance (PPG)³. EIA development is defined by the EIA Regulations as development:

¹ Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants

² SI 2017/571 as amended by SI 2018/695

³ <https://www.gov.uk/guidance/environmental-impact-assessment/>

"likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

1.4 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

1.5 In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

"Where a relevant planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority ... must take into account in making that decision-

- (a) Any information provided by the applicant;*
- (b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority... ; and*
- (c) Such of the selection criteria set out in Schedule 3 as are relevant to the development."*

1.6 The proposed development is not of a type listed in Schedule 1. Therefore, in order to allow NSC to determine the need for EIA this report provides a description of the site and the proposed development, a review of the EIA Screening Criteria based on the EIA Regulations and the PPG, a completed EIA Screening Checklist, and a site location plan in Appendix 1.

2 SITE AND PROPOSED DEVELOPMENT

Site Context

- 2.1 The site (as shown at Appendix 1) is located on land at Rectory Farm, Yatton, North Somerset, approximately 450m to the west of Yatton High Street. The site lies within the administrative boundary of North Somerset Council (NSC).
- 2.2 The site is bound to the east by the village of Yatton and to the west by the Strawberry Line, a National Cycle Route (Route 26⁴) situated along a former railway line. To the south, the site adjoins the Rectory Farm site. A residential planning application (planning ref. 21/P/0236/OUT) on this site for up to 100 new homes was allowed at appeal in June 2022 and is included as a cumulative scheme for consideration in this screening exercise in Table 3.1. A row of trees and hedgerows form the northern boundary of the site, beyond which lie more agricultural fields and associated agricultural buildings. There also appears to be some fly tipping of cars to the north of the site. The surrounding land use is residential or agricultural.
- 2.3 Yatton train station is located approximately 300m north of the site. It is on the Bristol to Exeter line and is served by Great Western Railways (GWR). The nearest bus stops are Cherry Grove (approximately 310m away) and Chescombe Grove (approximately 420m away) on the B3133 High Street, both are served by the X2 excel bus which connects Bristol Bus Station to North End. Bristol Airport is also located approximately 6.1km east of the site. Bristol airport is a commercial airport which includes domestic and international flights.
- 2.4 Mendip Vale Medical Practice is located approximately 85m east of the site boundary.

Planning History

- 2.5 The site has no planning consents or live planning applications associated with it. The site is not allocated in the NSC Site Allocations Plan⁴. Recently, land proposed for development to the south of the site (planning refs. 21/P/0236/OUT and 21/P/2791/OUT) were confirmed as not EIA development.

Site Description

⁴ North Somerset Council, the Strawberry Line Heritage Trail. Link: <https://www.n-somerset.gov.uk/my-services/libraries-leisure-open-spaces/parks-countryside/parks-open-spaces/strawberry-line-heritage-trail>

- 2.6 The site is approximately 13 hectares (ha) in area and comprises approximately nine agricultural fields. The site is in agricultural use, separated by field boundaries with hedgerows, trees and a series of drainage rhynes. The site is Grade 4 in the Agricultural Land Classification (ALC)⁵ which is considered to be poor quality agricultural land.
- 2.7 The site can be accessed by West Road, Marsh Road, Strawberry Drive and Shiners Elms from the east. There are no Public Right of Ways (PRoWs) through the site, but one footpath leads towards the site from the south. Vehicle accesses are proposed via Mead Realisations' site off Chescombe Road and Shiners Elms, with pedestrian links through to the east via West Road, Marsh Road and Strawberry Drive, to connect into existing residential development.

Environmental Baseline Conditions

- 2.8 There are no internationally or nationally designated sites on the site. A review of the baseline conditions is set out below.

Landscape

The site is not located within or in close proximity to an Area of Outstanding Natural Beauty (AONB), National Park, or Area of High Landscape Value. The majority of residential buildings surrounding the site vary in height from 1-3 storeys. The site is enclosed to the north and west by existing trees, hedges, shrubs and vegetation. There is established residential development to the east, and the south of the site is bounded by Rectory Farm.

Noise and Vibration

- 2.9 Existing sources of noise in the area include the railway line located approximately 250m north of the site and existing residential properties on the eastern boundary of the site. It is also anticipated that there would be some noise from overhead aircraft, due to Bristol international Airport being located approximately 6.1km east of the site.

Air Quality

- 2.10 The site is not located within an Air Quality Management Area (AQMA). The closest AQMA is the Bristol City Council AQMA located approximately 15km north east.

Biodiversity

⁵ [Provisional Agricultural Land Classification \(ALC\) \(England\)](#)

- 2.11 As stated above, the site is in agricultural use. There appear to be hedgerows located throughout the site which separate different fields/areas within the site boundary. There are also trees located within the site.
- 2.12 There are European Designated ecological sites within 10km of the site boundary. The Severn Estuary Ramsar site is located approximately 4.2km west of the site. The Severn Estuary is also a Special Area of Conservation and a Special Protection Area. The North Somerset & Mendip Bats SAC is located approximately 2.1km east of the site. The Mendip Limestone Grasslands SAC is located approximately 9.2km south of the site, and the Mendip Woodlands SAC is located approximately 9.9km south of the site.
- 2.13 There are no national ecological designations located within the site boundary. The Strawberry Line, also known as the Cheddar Valley Railway Walk, is a Local Nature Reserve (LNR) which runs along the western boundary of the site. Immediately west of Cheddar Valley Railway Walk LNR there is the Biddle Street Site of Specific Scientific Interest (SSSI). Additionally, Tickenham, Nailsea and Kenn Moors SSSI is located approximately 680m north of the site and Cadbury Hill LNR is located approximately 1km east of the site. The Puxton Moor SSSI is located approximately 1.9km south of the site. There are no Registered Parks and Gardens within 2km of the site boundary.
- 2.14 The site is within the Horseshoe Bat Zone B of the North Somerset and Mendip Bats SAC Consultation Zone⁶.

Heritage and Archaeology

- 2.15 There are no listed buildings on the site. However, there are numerous listed buildings within a 2km radius of the site. Among the closest Grade II listed buildings are 114, High Street located approximately 350m east of the site, and Court Farmhouse located approximately 370m east of the site. The closest Grade I listed building is the Church of St Mary, located approximately 470m east of the site.
- 2.16 Within 2km of the site, there are five Scheduled Monuments. These comprise a Churchyard cross in St Mary's Churchyard (approximately 450m east), a large univallate hillfort on Cadbury

⁶ The guidance provides a consistent basis for understanding how rare horseshoe bats use the landscape and where there is likely to be greater risk or opportunity for development. This is to help inform strategic planning for the area's future housing needs. <https://www.n-somerset.gov.uk/sites/default/files/2020-03/North%20Somerset%20and%20Mendip%20Bats%20SAC%20guidance%20supplementary%20planning%20document.pdf>

Hill (approximately 1.5km east), Congresbury village cross (approximately 1.85km south-east) a Churchyard cross in St Andrews (approximately 1.87km south-east) and a Church Minor Romano-British villa (approximately 1.7km west). There are no registered battlefields within 2km. The site is not located in a Conservation Area, however the Yatton Conservation Area⁷ is located approximately 400m east of the site.

Flood Risk and Drainage

2.17 The site is located entirely within Flood Zone 3⁸, this is defined as being at a >1% chance of flooding in any given year. However, the site is in an area benefitting from flood defences. The site is predominantly at a very low risk of surface water flooding, the existing network of drainage rhynes crossing the site which separate agricultural fields are considered to be low-high risk of surface water flooding.

2.18 The site is also at risk of flooding from reservoirs.

Contamination

2.19 Because the site is in agricultural use it is unlikely to be heavily contaminated. There is no evidence of historic landfill sites⁹ on or in close proximity to the site.

2.20 The site is not located within a Nitrate Vulnerable Zone¹⁰ or a Drinking Water Safeguard Zone¹¹ for surface water or groundwater. The site is also not within a Source Protection Zone (SPZ)¹².

Proposed Development

2.21 The proposed development will comprise up to 280 new residential dwellings, between one and three storeys. There will be 50% provision of affordable housing.

2.22 The draft masterplan includes land that could accommodate a Doctor's Surgery, or other community uses, subject to demonstrable need.

⁷ <http://map.n-somerset.gov.uk/dande.html>

⁸ <https://check-long-term-flood-risk.service.gov.uk/postcode>

⁹ Historic Landfill Sites - Catchment Based Approach Data Hub

¹⁰ Nitrate Vulnerable Zones (NVZs) are areas designated as being at risk from agricultural nitrate pollution

¹¹ Drinking Water Safeguard Zones (Surface Water) are catchment areas that influence the water quality for their respective Drinking Water Protected Area (Surface Water)

¹² Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites

- 2.23 The proposed development includes associated access, landscaping and infrastructure including new tree and hedgerow planting, allotments, an orchard, trim trails, and attenuation ponds with connections to the Strawberry Line.

Mitigation

- 2.24 In accordance with Regulation 6(2)(e) of the EIA Regulations, a number of mitigation measures have been committed to at screening stage as part of the proposed development.
- 2.25 In order to avoid significant effects during the construction phase, best practice measures will be implemented through a Construction Environment Management Plan (CEMP) which will be secured via an appropriately worded planning condition and will be prepared by the Applicant's appointed contractor and agreed before works commence on the site. A Construction Logistics Plan and Construction Traffic Management Plan (CTMP) will also be adhered to, in order to manage all construction traffic and access.
- 2.26 One the proposed development is operational, a Travel Plan will be implemented including targets to promote sustainable and active travel by new residents and reduce transport movements, and subsequently emissions. Landscaping will be implemented to soften the new built form and integrate the proposed development into the landscape character of the site. The proposed landscaping will provide the opportunity for the proposed development to result in a biodiversity net gain on site and also accommodate SUDS, which are effectively designed and sensitively located.
- 2.27 The following documents are to be submitted alongside the planning application which will commit to standard mitigation measures to minimise effects on the environment:
- Transport Assessment and Travel Plan
 - Flood Risk Assessment and Preliminary Drainage Strategy
 - Ecological Appraisal and accompanying protected species surveys
 - Shadow Habitats Regulations Assessment (HRA)
 - Biodiversity Net Gain Assessment
 - Energy and Sustainability Report
 - Arboricultural Assessment
 - Landscape and Visual Appraisal

3 SCREENING ASSESSMENT

Determining the Screening Approach

3.1 In determining whether the proposed development constitutes EIA development, consideration should be had to the following questions:

- If the proposed development is of a type listed in Schedule 1?
- If not, whether it is listed in Schedule 2?
- Is it located within a sensitive area?
- It meets any of the relevant thresholds and criteria set out in Schedule 2?
- Would it lead to likely significant effects on the environment?

3.2 These points are explored further in this section with reference to the EIA Regulations and supporting PPG.

Schedule 1 Projects

3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.

Sensitive Areas

3.5 Sensitive Areas are defined in the EIA Regulations as:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads, and Areas of Outstanding Natural Beauty;
- World Heritage Sites and Scheduled Monuments.

- 3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

Thresholds

- 3.7 The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects'. The site is not located in a sensitive area and therefore the thresholds should be applied. The relevant thresholds for such developments as set out in Schedule 2 relate to developments that "*include more than 150 dwellings or the overall area of the development exceeds 5 hectares*". The site area is approximately 13ha, and up to 280 new dwellings are proposed, therefore both the 5ha threshold and the 150-unit thresholds for EIA screening are exceeded. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. In order to achieve this Schedule 3 of the EIA Regulations and the PPG need to be taken into account. Information on these is set out below.

Schedule 3

- 3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- 3.9 The characteristics of development must be considered with particular regard to:
- The size and design of the whole development;
 - Cumulation with other existing development and/or approved development;
 - The use of natural resources, in particular land, soil, water and biodiversity;
 - The production of waste;
 - Pollution and nuisances;
 - The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
 - The risks to human health (for example, due to water contamination or air pollution).

Location:

3.10 The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard to:

- The existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- the absorption capacity of the natural environment, paying particular attention to the following areas:
 - (i) wetlands, riparian areas, river mouths;
 - (ii) coastal zones and the marine environment;
 - (iii) mountain and forest areas;
 - (iv) nature reserves and parks;
 - (v) European sites and other areas classified or protected under national legislation;
 - (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in retained EU law and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) densely populated areas; and
 - (viii) landscapes and sites of historical, cultural or archaeological significance.

Potential Impact:

3.11 The likely significant effects of the development on the environment must be considered in relation to the above criteria, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account:

- The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- The nature of the impact;
- The transboundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The expected onset, duration, frequency and reversibility of the impact;
- The cumulation of the impact with the impact of other existing and/or approved development; and
- The possibility of effectively reducing the impact.

Consideration of Cumulative Effects

- 3.12 Paragraph 1(b) of Schedule 3 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

"each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."

- 3.13 A search of potential developments that would result in cumulative effects within 2km of the site boundary has been carried out via NSCs planning website in October 2022. There are no defined criteria within the EIA Regulations for identifying cumulative schemes therefore, a 2km radius was chosen as a reasonable worst-case approach. The search identified the potentially cumulative developments set out in Table 3.1 that are either 'existing or approved', or may be approved in the near future, again to take a reasonable worst-case approach and futureproof the resulting Screening Opinion in case these developments become approved before the proposed development.

Table 3.1: Cumulative Schemes

Planning Application Number	Site address	Description	Distance from the site	Planning Status
21/P/0236/OUT	Land at Rectory Farm, Chescombe Road, Yatton	Outline planning application for a residential development of up to 100no. dwellings and associated infrastructure following demolition of existing buildings on site, with access for approval and all other matters for subsequent approval.	Adjacent to the site boundary to the south	Allowed on appeal
19/P/3197/FUL	Land Off Moor Road, Yatton	Residential development of 60no. dwellings with supporting infrastructure and enabling works including new vehicular access with Moor Road, public open space, landscaping and drainage infrastructure.	Approximately 1km north	Allowed on appeal
19/P/1884/RM	Land East of North End Road, Yatton.	Reserved Matters application for appearance, landscaping, layout and scale for the erection of 154	Approximately 875m north	Approved

Planning Application Number	Site address	Description	Distance from the site	Planning Status
		no. dwellings and associated infrastructure pursuant to the outline planning consent 15/P/0946/O (Outline application for up to 170 residential dwellings, open space and landscaping including a Local Equipped Area for Play, new vehicular and pedestrian access off North End and associated landscape, parking engineering (including ground re-modelling) works, site reclamation (including demolition) and infrastructure. Details of access to be decided, but appearance, landscaping, layout and scale all reserved for subsequent approval).		

National Planning Practice Guidance

3.14 Paragraphs 057 and 058 of PPG¹³ provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 3.2 below sets out indicative criteria, thresholds, and key issues to be considered in determining whether a development is likely to be EIA development identified in the Planning Practice Guidance.

Table 3.2: Planning Practice Guidance Indicative Screening Criteria

Development type	Indicative criteria and threshold	Key issues to consider
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000 m ² of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).	Physical scale of such developments, potential increase in traffic, emissions and noise.

Screening Assessment

¹³ Paragraph: 057 Reference ID: 4-057-2070720 and Paragraph: 058 Reference ID: 4-058-20150326

3.15 This section assesses the proposed development against the EIA screening criteria outlined above and presents the assessment of environmental effects likely to occur as a result of the proposed development. Table 3.3 sets out a review of all of the above criteria and requirements and specifically addresses the proposed development at the site.

Table 3.3: Planning Practice Guidance EIA Screening Matrix

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
1. Natural Resources				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Y	There would be changes to the site during the construction phase as soil would be excavated for foundations, drainage, and access however, there will be no material changes to topography, other than localised regrading to achieve development platforms.	N	Existing drainage systems on site are to be retained and supplemented through SUDS. Although construction of the proposed development will include some excavation, mitigation measures will be identified in the CEMP submitted in support of the planning application. Therefore, significant effects are not considered to be likely
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials / minerals or energy which are non-renewable or in short supply?	Y	The construction and operational phases of the proposed development will use resources in terms of water and energy as would be expected for a residential development.	N	Any potential effects during the construction phase would be mitigated using best practice measures set out within a CEMP to be submitted in support of the planning application and implemented prior to commencement of works on the site. The proposed development will be designed to reduce any likely significant effects on natural resource consumption and include sustainable buildings methods where feasible to minimise the building's energy consumption. An Energy & Sustainability Strategy will be submitted in support of the planning application.
1.3 Are there any areas on/around the location which contain important, high	Y	The site is located on Grade 4 agricultural land and surrounded by agricultural land to the	N	The agricultural land is classified as Grade 4, this is considered to be poor quality

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
<p>quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?</p>		<p>north, south and west. To the east the land use is residential, comprising of the western settlement boundary of Yatton.</p> <p>In regard to coastal and forestry locations, the site is within 10km of European Designated ecological sites including the Severn Estuary Ramsar site approximately 4.2km west of the site. The Severn Estuary is also a Special Area of Conservation and a Special Protection Area. The Mendip Limestone Grasslands SAC is located approximately 9.2km south of the site, and the Mendip Woodlands SAC is located approximately 9.9km south of the site.</p> <p>There are no fisheries, tourism or minerals resources that could be affected by the proposed development.</p>		<p>agricultural land, therefore significant effects are not anticipated.</p> <p>The construction phase would lead to an increase in traffic, emissions and noise but such effects would be minimised by best practice mitigation measures, implemented through a CEMP. Effects on surrounding land uses and people will be in the context of existing development around the site and are not anticipated to be significant.</p> <p>A shadow Habitat Regulations Assessment will be submitted in support of the planning application. The development will be designed to avoid likely significant effects on the integrity of the protected sites, in accordance with the Habitats Regulations. As stated above, standard mitigation measures will be implemented during construction and operation of the proposed development.</p> <p>Once operational, the proposed development would be in keeping with other similar land uses in Yatton and effects on neighbouring users will not be significant.</p>
2. Waste				
<p>2.1 Will the project produce solid wastes during construction or</p>	<p>Y</p>	<p>As with nearly all construction, the proposed development</p>	<p>N</p>	<p>Waste would be managed and reduced in accordance with all</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
operation or decommissioning?		<p>will result in waste materials from the preparation and undertaking of works. There would be waste generated by the operational phase of the proposed development.</p> <p>The site comprises agricultural land and field boundaries of hedgerows and trees. The site will be designed to work with the site levels and constraints; and provide a development that fits within its setting. No significant water courses or natural bodies of water in the vicinity of the site.</p> <p>The CEMP submitted to support the planning application will set out measures as to how construction waste can be reduced and/or reused.</p>		<p>applicable legislation and disposed of in line with best practice. Any waste generated during the construction phase of the proposed development would be reused and recycled, where possible.</p> <p>Operational waste would be disposed of in line with NSC's requirements and managed in accordance with all applicable legislation. Significant quantities of construction or operational waste are not anticipated as a result of the proposed development.</p>
3. Pollution and Nuisances				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Y	<p>During the construction phase of the proposed development, dust would be generated. There would be emissions associated with plant and vehicles during the construction phase. There would also be emissions associated with the traffic movements during the operational phase of the proposed development.</p> <p>The proposed development is for residential use which is not associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance</p>	N	<p>Dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP.</p> <p>The construction phase is expected to be phased, with the arrival and departure of Heavy Goods Vehicles (HGVs) dispersed across the working day to avoid a concentration of released pollutants associated with the plant and vehicles required for the construction phase. Construction vehicle emissions will be managed through the implementation of the CTMP and CEMP, secured via planning condition.</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		with relevant legislation.		<p>There would also be emissions associated with the operational of the proposed development. As the proposed development is residential, emissions would be associated with the number of vehicles travelling to and from the site as a result of the future residents that will occupy up to 280 new dwellings on the site. However, given the scale of the proposed development emissions would be minimal.</p> <p>A Transport Assessment will be submitted in support of the planning application. In addition, a Travel Plan will be submitted in support of the planning application which will set out the measures to promote the use of sustainable transport modes rather than single occupancy vehicle movements which will also reduce the release of emissions.</p>
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Y	<p>The potential exists for noise effects to result from the construction processes and operational activities associated with the proposed development.</p> <p>During construction, the potential exists for light pollution (at night) associated with construction activities.</p> <p>No heat, energy or electromagnetic radiation will be caused or released.</p>	N	<p>Construction noise would be in the context of the existing built development to the east of the site and so is unlikely to cause significant disturbance. The nearest sensitive receptors include existing residential properties on the eastern boundary of the site. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
				<p>effects. The CEMP will be secured through planning condition, therefore significant effects are not anticipated.</p> <p>All external lighting and illumination would be designed carefully and located sensitively in accordance with relevant British Standards and Institute of Lighting Professionals (ILP)¹⁴ and the CIE (International Commission on Illumination) report¹⁵.</p>
<p>3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>N</p>	<p>The site comprises agricultural land indicating that there is less likely to be sources of contamination on-site. There is no evidence of historic landfill sites on or in close proximity to the site. In any event, ground conditions are being investigated and reported to inform other technical submissions alongside the planning application.</p> <p>An appropriate scheme of mitigation and/or remediation will be implemented, if required, in accordance with standard best practice measures, enforced through a CEMP.</p> <p>During the construction phase, standard mitigation measures such as health and safety procedures for construction workers and ensuring that any</p>	<p>N/A</p>	

¹⁴ Institute of Lighting Engineers Guidance and Standards (<https://www.theilp.org.uk/home/>) 'Guidance Noted for the Reduction of Light Pollution'

¹⁵ CIE (International Commission on Illumination) Report (2017) "Guide on the Limitation of the Effects of Obtrusive light from Outdoor Lighting Installations"

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	<p>chemicals or oils will be stored in appropriately bunded containers and in accordance with relevant legislation will be implemented to ensure that any potential significant effects will be mitigated.</p> <p>Hydrocarbons will be used as part of the construction phases of the proposed development. This would involve plant and vehicle fuel and lubricants. The use of these will be controlled through the implementation of the CEMP and will not result in any significant adverse effects to land or water.</p> <p>Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases, as detailed further in the Flood Risk Assessment (FRA) and Preliminary Drainage Strategy that will be submitted with the planning application.</p> <p>On the basis of the above and further to the use of standard mitigation measures, the proposed development will not lead to contamination of land or water.</p>	
<p>3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?</p>	<p>N</p> <p>The site is not located within or in close proximity to an AQMA.</p> <p>During construction, effects will be managed by a CEMP which will include standard, best practice measures such as ensuring bulk cement and other fine powder materials are delivered to the site in enclosed</p>	<p>N/A</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	<p>tankers. Dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects.</p> <p>The site is not located within or in close proximity to a Source Protection Zone.</p> <p>Air quality impacts will be appropriately mitigated during construction through the implementation of a CEMP, which will set out measures to mitigate air quality impacts from construction plant and construction traffic.</p> <p>During occupation and any on-site operations, the Travel Plan will also set out measures to reduce use of the private motor vehicle, which will subsequently reduce emissions.</p>	
4. Population and Human Health		
<p>4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?</p>	<p>N</p> <p>During the construction activities, the contractor(s) will implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that could have adverse effects on people or the environment. All such measures will form part of the CEMP. There are no anticipated significant risks of accidents during operation as the proposed development will not involve users dealing with hazardous</p>	<p>N/A</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		<p>substances.</p> <p>In addition, the Preliminary Drainage Strategy for the proposed development will be designed to ensure there is no increase to flood risk on site or elsewhere which will also accommodate an allowance for climate change. The proposed buildings will be designed using best practice energy efficiency measures to reduce overheating in hot temperatures, whilst retaining heat in cold temperatures. An Energy and Sustainability Report will be submitted in support of the planning application, alongside an FRA and Preliminary Drainage Strategy.</p>		
<p>4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)</p>	<p>Y</p>	<p>During the construction phase of the proposed development, dust would be generated. However, dust generation would be managed in accordance with standard best practice measures, enforced through the CEMP, and is not anticipated to generate adverse effects to human health.</p> <p>The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment.</p>	<p>N</p>	<p>Health Impact Assessment will be undertaken to inform the planning application and will be submitted alongside it. Effects on human health during operation will be appropriately mitigated through open space being provided on-site. Furthermore, the operational Travel Plan will encourage future residents to use more active modes of travel such as cycling.</p>
<p>5. Water Resources</p>				
<p>5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which</p>	<p>Y</p>	<p>The site is located within Flood Zone 3 which is considered to be the highest risk of flooding from fluvial sources. The site is predominantly at a very low risk of surface water</p>	<p>N</p>	<p>The site benefits from flood defences and an FRA and preliminary Drainage Strategy will be submitted in support of the planning application.</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
<p>could be affected by the project, particularly in terms of their volume and flood risk?</p>		<p>flooding. The drains located throughout the site are at a low-high risk of surface water flooding.</p> <p>The site is not located within or adjacent to a Source Protection Zone.</p>		<p>Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases.</p> <p>Additionally, the indicative masterplan includes attenuation ponds. Therefore, significant effects are not considered likely.</p>
6. Biodiversity (Species and Habitats)				
<p>6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).</p>	<p>Y</p>	<p>There are no statutory or non-statutory ecological designations on the site.</p> <p>Within 10km there are European statutory designated sites including the Severn Estuary Ramsar, SAC and SPA. The North Somerset & Mendip Bats SAC is located approximately 2.1km east of the site. The Mendip Limestone Grasslands SAC is located approximately 9.2km south of the site, and the Mendip Woodlands SAC is located approximately 9.9km south of the site.</p> <p>Within 2km, there are five national and local statutory designated sites (Cheddar Valley Railway Walk LNR, Cadbury Hill LNR, Tickenham, Nailsea and Kenn Moors SSSI and Biddle Street SSSI) Cheddar Valley Railway Walk LNR (also known as the Strawberry Line) is on the western boundary of the site and Biddle Street SSSI lies just beyond that. The Puxton Moor SSSI is located approximately 1.9km south of the site.</p>	<p>N</p>	<p>Key mitigation and best practice measures will be enforced through a CEMP, such as the sensitive and appropriate timing of the removal of vegetation. Further to standard mitigation measures, appropriate landscape design and planting schemes, the proposed development is not considered to generate any significant adverse ecological effects.</p> <p>In regard to the European Designated sites, a Shadow HRA is being submitted in support of the planning application and will outline mitigation measures to prevent significant effects on these sites.</p> <p>Furthermore, an Ecological Appraisal and accompanying protected species survey, Biodiversity Net Gain Assessment and Arboricultural Assessment will be submitted alongside the planning application.</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
<p>6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>	Y	<p>The site comprises agricultural use, separated by field boundaries with hedgerows and trees. The site is within the Horseshoe Bat Zone B of the North Somerset and Mendip Bats SAC Consultation Zone.</p>	N	<p>Best practice measures to be enforced through a CEMP. The proposed development is not considered to generate any significant adverse effects on fauna or flora.</p> <p>As above, an Ecological Appraisal and accompanying protected species survey, Shadow HRA, Biodiversity Net Gain Assessment and Arboricultural Assessment will be submitted alongside the planning application. Appropriate ecological surveys will identify the required ecological mitigation and enhancement measures to be built into the landscaping and lighting proposals. Therefore, significant effects on sensitive flora and fauna are not considered likely.</p>
7. Landscape and Visual				
<p>7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).</p>	Y	<p>The site is not located within or in close proximity to an AONB, National Park, or an Area of High Landscape Value.</p> <p>The proposed development is not considered to significantly affect any areas or features on or around the site that are of high landscape or scenic value.</p> <p>The site is not located within or close to any feature or designation of high landscape or scenic value.</p> <p>The potential for local views of the site exists</p>	N	<p>The site is not located in a Conservation Area, however the Yatton Conservation Area is located approximately 400m east of the site.</p> <p>The Design and Access Statement, submitted in support of the planning application will outline how the proposed development design is in keeping with the local character. Such as buildings reflecting local typologies. The proposed development will be sympathetic to the local landscape and views, and therefore significant effects are not considered likely.</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		<p>primarily from residential properties on to the east of the site.</p> <p>The proposed development includes Allotments, an orchard, trim trails, attenuation ponds and connections to the Strawberry Line. This will enhance the existing landscape assets and setting the views from and towards the existing residential properties. An Arboricultural Assessment being submitted in support of the planning application will outline any potential impacts to trees on the site, and will set out mitigation measures such as enhancing and retaining high value trees on the site.</p>		<p>A Landscape and Visual Impact Assessment (LVIA) will be submitted in support of the planning application setting out potential effects from the construction and operation of the proposed development as well as mitigation measures to avoid significant residual effects.</p>
<p>7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)</p>	<p>N</p>	<p>The proposed development will include homes between one to three storeys. This will be keeping in character to the surrounding residential landscape and is not expected to be highly visible in the surrounding area.</p> <p>A LVIA will also be submitted in support of the planning application.</p>	<p>N/A</p>	
<p>8. Cultural Heritage/Archaeology</p>				
<p>8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including</p>	<p>Y</p>	<p>The site is not located within a conservation area or on scheduled monuments.</p> <p>There are numerous listed buildings within 2km of the site, but there are none within the site.</p> <p>A heritage assessment will be submitted to provide an assessment of any impact on the significance of heritage</p>		<p>The DAS and LVIA submitted in support of the planning application will outline how the proposed development will mitigate potential significant effects on heritage assets during construction and operation.</p> <p>During construction, best practice measures such as site hoarding will be implemented to</p>

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
<p>potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>		<p>assets.</p>		<p>screen the construction site from view of nearby receptors such as the Conservation Area.</p> <p>During operation, the proposed development is designed in such a way that it is sympathetic to the local character. Therefore, significant effects on designated and non-designated heritage assets within the study area are not considered likely.</p>
9. Transport and Access				
<p>9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?</p>	<p>Y</p>	<p>The Cheddar Line Railway Walk AKA the Strawberry Line is a footway and National Cycle Route running along the western boundary of the site.</p> <p>There are residential properties to the east of the site.</p> <p>Yatton railway station is located approximately 300m north of the site. The nearest bus stop is on the B3133 High Street.</p>	<p>N</p>	<p>Any need to obstruct routes as a result of the works would be agreed in advance with NSC and mitigation measures proposed by the CEMP would be implemented throughout works to minimise disturbance and the potential for adverse effects.</p> <p>During the construction phase, a CEMP will be implemented that will ensure that standard, best practice measures are adopted to prevent any significant effects such as, loading and unloading of materials will occur within the site and appropriate hoarding/fencing will be placed around the site's boundaries.</p> <p>The site layout illustrates highways connections from Shiners Elms and the road to be constructed as part of the Outline application for 100 new homes off Chescombe Road, with reference 21/P/0236/OUT.</p>

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				<p>The proposed development includes provision of new cycle routes, pedestrian footpaths and trim trails and connections to the Strawberry Line and the wider residential area of Yatton. This will enhance existing active travel routes.</p>
<p>9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?</p>	<p>Y</p>	<p>The construction of the proposed development would involve changes to traffic movements (e.g. use of Heavy Goods Vehicles (HGVs)).</p> <p>During operation, the proposed development will increase the number of vehicles on the local road network by virtue of the new residents in the local area.</p>	<p>N</p>	<p>A CTMP would be prepared and implemented during works to minimise disruption. Any need to obstruct the highway would be carefully planned and agreed with NSC in advance.</p> <p>Phasing of the development will ensure that the impacts on the road network are minimised, making the overall construction process more efficient and sustainable. Sustainable construction and traffic routes will be carefully considered and explained in a CTMP.</p> <p>A Transport Assessment will be undertaken for the site and will be submitted with the planning application.</p> <p>As above, sustainable public transport options are located near to the site.</p> <p>The Travel Plan, to be submitted in support of the planning application, will set out measures to reduce private car usage and promote public and active transport modes, reducing the</p>

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				effect the proposed development will have on the local road network. The proposed development also includes a network of cycle lanes and footpaths that integrate the proposed development into the wider residential area. Therefore, significant effects in relation to transport are not considered likely.
10. Land Use				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Y	Residential receptors along the eastern boundary of the site. Mendip Vale Medical Practice located 85m east of the site. There are commercial uses within the village of Yatton in proximity to the site including: <ul style="list-style-type: none"> • A florist approx. 120m east; • A Co-Op food store approx. 420m east; • A bakery approx. 300m east; and • Pubs and Restaurants. 	N	The construction and operational phases of the proposed development will result in traffic and potentially noise however these effects will be managed by best practice measures and effective design and will not be significant. The draft masterplan includes land that could accommodate a Doctor's Surgery, subject to demonstrable need.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	N	There are no other future plans on or around the site which could be affected by the project.	N/A	
11. Land Stability and Climate				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	N	No. A range of supporting documents submitted with the planning application will address the Development's vulnerability and resilience to climate change as the lifespan of the Development progresses. These include the Flood Risk Assessment, Energy & Sustainability Statement, Landscape	N/A	

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	and Visual Impact Assessment and Arboricultural Assessment. Significant effects are therefore not included.	
12. Cumulative Effects		
<p>12.1 Could this project together with existing and/or approved development result in cumulation of impacts during the construction/operation phase?</p>	<p>Y</p> <p>Table 3.2 lists the criteria and key issues set out in PPG for when significant effects on the environment are anticipated for 'Urban development projects'. The key issues to consider for Urban development projects are the physical scale of such developments and the potential increase in traffic, emissions and noise.</p>	<p>N</p> <p>The potential exists for cumulative effects in terms of road traffic and noise emissions from the permitted developments in Table 3.3, however for the below reasons these are not considered to be significant.</p> <p>Each scheme will implement a CEMP during the construction phase, which should mitigate any potentially significant effects that could arise.</p> <p>The schemes identified:</p> <ul style="list-style-type: none"> • Planning Ref. 21/P/0236/OUT • Planning Ref. 19/P/3197/FUL • Planning Ref. 19/P/1884/RM <p>These cumulative schemes are anticipated to implement operational mitigation measures such as appropriate design and landscaping, as well as transport mitigation which will reduce the potential for significant cumulative effects.</p> <p>These are considered to be at a distance and direction from the site, whereby the intervening built form and topography would not give rise to significant cumulative effects.</p> <p>Their timings for construction will also affect any cumulative impacts arising at any</p>

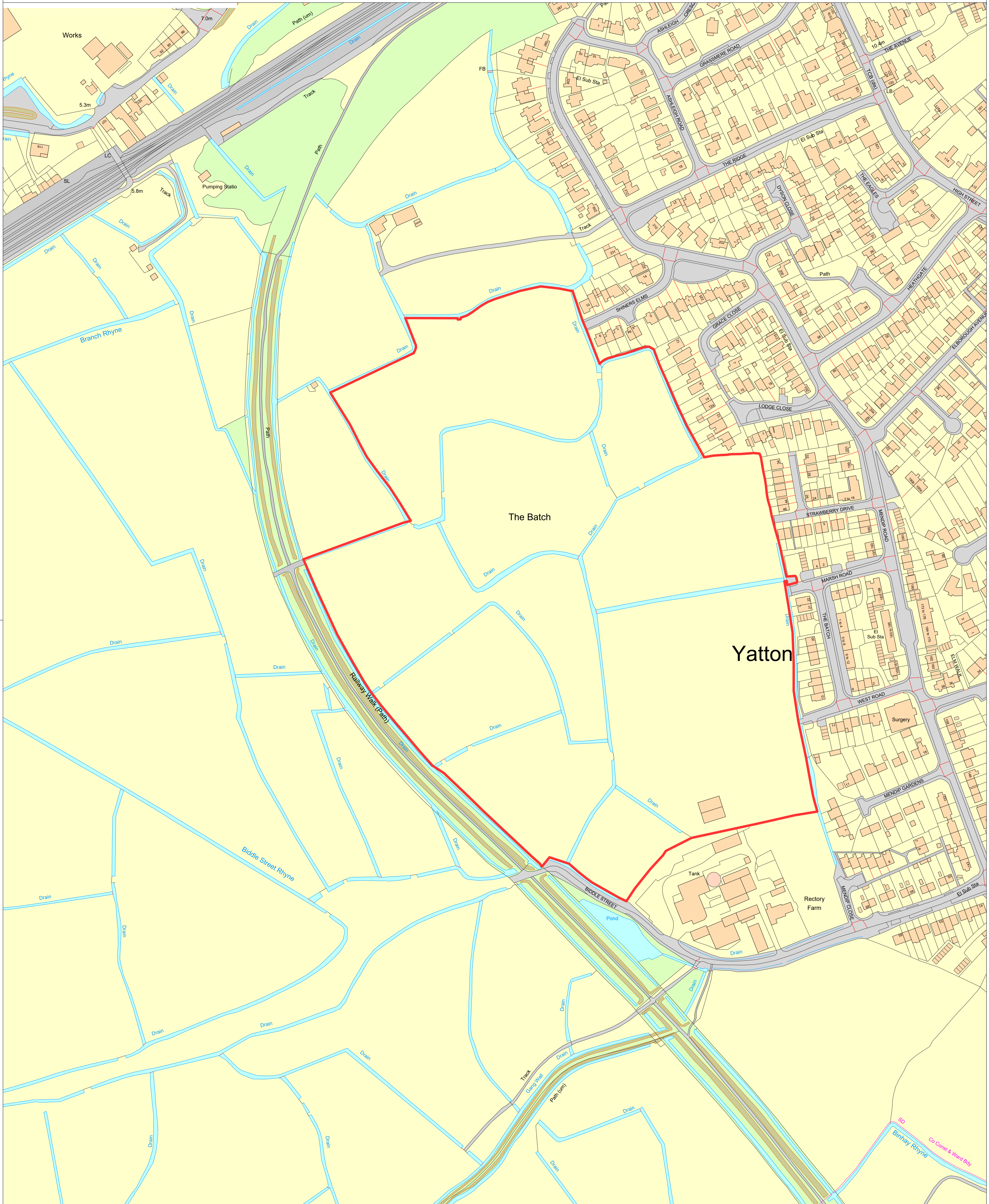
Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
			one time. They are unlikely to be developed in their entirety concurrently.
Transboundary Effects			
13.1 Is the project likely to lead to transboundary effects?	N	No.	N/A

4 CONCLUSION

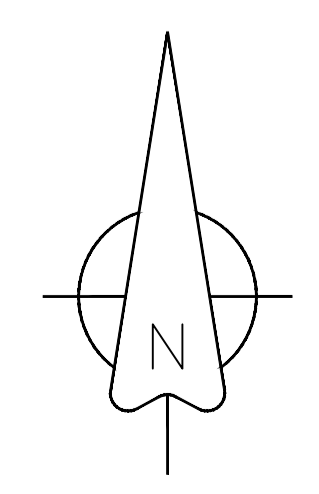
- 4.1 This screening assessment has considered whether the proposed development for the construction of up to 280 dwellings on land at Rectory Farm, Yatton is likely to give rise to significant effects on the environment.
- 4.2 The proposed development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations, but it falls above the indicative criteria and screening thresholds at more than 5ha and 150 residential units. The proposed development's potential cumulation with other committed development within the surrounding area has been considered in this assessment.
- 4.3 With regard to the thresholds identified in the PPG (set out in Table 3.1 above) it is considered that the proposed development when considered cumulatively with other '*existing or approved*' developments would not exceed the 1,000-dwelling threshold, therefore significant effects are not anticipated. The proposed development would be in keeping with the current nature and scale of the surrounding development. The principal environmental effects from the proposed development would relate to traffic movements and associated noise and air quality emissions, flood risk and ecological impacts however these effects would be managed in accordance with standard methods, including the implementation of a CEMP, CTMP, Travel Plan, Flood Risk Assessment, Preliminary Drainage strategy, Ecological Appraisal, Arboricultural Assessment and Shadow HRA.
- 4.4 The site currently comprises agricultural land however is surrounded by existing built development. The construction of a new residential development would not lead to effects that are different in nature or complex and would be integrated with the existing similar land uses in Yatton. Landscape specialists are informing the design and long-term impacts on local views could be mitigated through master planning. The proposed development includes the opportunity for allotments, an orchard, trim trails, attenuation ponds and connections to the Strawberry Line. The proposed development also provides the opportunity to retain and enhance existing habitats and vegetation where possible. This will have benefits regarding biodiversity and adaptation to and mitigation for climate change.
- 4.5 The screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be small scale and effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

APPENDIX 1
SITE LOCATION PLAN

Drawing Revisions			
ISSUE	DATE	REVISION	BY



KEY
 Site Boundary



Development
 Land at Rectory Farm
 Yatton
 Redline Plan

Drawing Title Land at Rectory Farm - Redline Plan	Date 10/22	Scale 1/1000@A0	Drawn CW
Drawing Status Redline Plan	Drawing Ref Rectory Farm_RLP01	Rev -	