

NOTICE OF SCREENING DECISION

Town And Country Planning
(Environmental Impact Assessment)
Regulations 2017



Ms Kathryn Ventham
Barton Willmore
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8 Cherry Street
Birmingham
West Midlands
B2 5AL

Application Number: 22/P/2963/EA1

Category: Request for formal screening opinion

Application No: 22/P/2963/EA1
Applicant: Persimmon Homes Severn Valley
Site: Land To North Of Rectory Farm, Chescombe Road ,Yatton, BS49 4EU
Description: Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an application for a proposed development comprising up to 280 new residential dwellings, associated access, landscaping and infrastructure. THIS IS NOT A PLANNING APPLICATION

DECISION: The proposed development does not constitute 'Environmental Impact Assessment' Development and an Environmental Statement is not required as part of a planning application for the following reasons:

- 1 It is considered likely that the proposal is most likely to have localised impacts only, which can be addressed through the planning application process. However, to confirm this, the following assessment will be required as part of the planning application process:
 - o Cumulative Impact Assessment - to include potential impact on existing traffic movements, flooding, drainage, ecology, existing character of settlement, noise and air quality, historic landscape character and healthcare/school provision
 - o Surveying requirements for sites within Zone B of the Mendip and North Somerset Bats Consultation Zone. Set out in the North Somerset and Mendip Bats SPD

THIS NOTICE DOES NOT GRANT PLANNING PERMISSION

Advice Notes:

- 0 The plans/documents that were formally considered as part of this decision are as follows:

Environmental Impact Assessment Screening Report, Stantec - October 2022

Site Location redline plan (1/1000), Persimmon - October 2022

Date: 20 January 2023

Signed: Richard Kent
Head of Development Management

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) on our website at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.