



## **Environmental Impact Assessment**

### **The Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (SI 571/2017)**

#### **REQUEST FOR SCREENING OPINION**

**Description of Development:** New retail and leisure park.

**Location:** Land bound by Nunnery Way, Newtown Road and Charles Hastings Way, Worcester.

The proposal is for development of a development comprising approximately 15,000 sq. m of retail floorspace (Class A1); 1,000 sq. m of cafe/ restaurant/takeaway floorspace (Classes A3 and/or A4); a petrol filling station; an hotel (Class C1); approximately 1,197 new car parking spaces, and; new vehicular access points from Nunnery Way, Newtown Road, and Charles Hastings Way.

The proposal would therefore constitute an urban development project that falls within column 1 paragraph 10 (b) of Schedule 2 of the above Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 that would exceed the threshold criterion in column 2 of the table as the overall area of the development would exceed 5 hectares.

The next consideration is therefore, whether the development is likely to have significant effects on the environment as per Schedule 3 of the EIA regulations paying attention to the development characteristics, location and nature of the impacts. The results of this assessment are attached to this letter for information. This assessment has drawn on the information set out in the Request for a Screening Opinion. Any material variation may require further consultation with the Local Planning Authority.

There are likely to be numerous effects from the proposal. Many of these potential impacts (resources, waste, noise, risk of contamination of land or water, risk of major accidents, flood risk, landscape and scenic value, future land uses, land stability and climate, and transboundary issues) would be localised and are unlikely to be significant. In addition, the effects are likely to be reduced through implementing mitigation measures that can be imposed through the normal planning process.

The main potential effects of the development are in relation to physical changes in the topography of the area, air quality, human health, biodiversity, visual impact, transport, effects on local receptors, and cumulative impact. The impact of the proposed development in this regard is considered to be potentially significant.

There is a high probability of impact arising from the physical changes in the topography of the site. The onset of the impact on the topography of the site will commence as soon as construction starts. It will remain and is likely to increase as the development is completed. The impact is unlikely to be reversible with some limited mitigation possible.

A potentially significant effect is also likely, particularly in relation to the cumulative impacts of the development with existing and/or approved development together on or around the location of the site during the construction/operation phase over a wider area, particularly in terms of

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traffic generation, air quality and human health. This is a significant issue given the location of the site within a designated Air Quality Management Area.

Having taken into account the criteria in Schedule 3 to the Regulations, it is the opinion of the Council that any forthcoming planning application would be required to be accompanied by an Environmental Impact Assessment which focuses on these impacts of the proposed development.

I confirm that this letter and the Schedule 3 Assessment forms Worcester City Council's formal screening opinion and will be placed on the public register.

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Deputy Director – Economic Development & Planning  
Worcester City Council

17 October 2018