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Mr Alan Coleman
Planning Services
Worcester City Council
Orchard House Complex
Farrier Street
Worcester
WR1 3BB



BY POST

21870/A3/GF/ac

10th March 2014

Dear Mr Coleman,

**REQUEST FOR AN EIA SCREENING OPINION
FORMER TRINITY PRESS SITE, LONDON ROAD, WORCESTER**

In advance of submitting a full planning application for a proposed retail foodstore at the above site, I write to request a formal opinion on behalf of my Client, Opus Land Ltd in accordance with Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as to the need to undertake an environmental impact assessment for the proposed development.

In accordance with the Regulations, I enclose three copies of a red line Site Location Plan identifying the extent of the site, and set out below a brief description of the site and its surroundings, the background and nature of the proposed development and issues to be considered in determining whether or not the development constitutes EIA development.

Background and Proposals

The site extends to 1.8391 hectares and is located on London Road, to the south west of Worcester City Centre. London Road provides a key route between Worcester City Centre and the M5 Motorway, which is located approximately 1.7km to the south east of the Site. The application site currently comprises a number of large industrial buildings which were originally occupied by printing firm Goodman Baylis until 2008. The Site is served by two access points, positioned approximately 30m apart along London Road.

The application site is situated in a predominantly residential area. There is however an office building to the immediate east of the Site along London Road, and a care centre immediately beyond that. The main Worcester City Centre shopping area is located approximately 1.5km to the north west.

The proposed development will comprise a full planning application for the demolition of existing buildings on site, and redevelopment to provide a 5,235 square metre (GEA) retail food store (including a 3,416 square metre sales area) with approximately 281 car parking spaces, new single vehicle access to London Road and associated hard / soft landscaping.



FS 29637

Registered in England
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which include SSSI, National Parks, the Broads Area of Outstanding National Beauty, World Heritage Sites and Scheduled Ancient Monuments. Paragraph 38 of the Circular states that EIA may be required if it would be likely to have significant effects on the special character of any of these 'sensitive areas'.

The application site does not constitute a 'sensitive area' as defined by the Regulations and guidance within the Circular, and there are no such sites within the immediate vicinity of the site. As such, we do not consider it to be in a particularly environmentally sensitive or vulnerable location and therefore the proposed development is unlikely to have any significant effect on ecology, landscape or heritage issues.

3) 'unusually complex and potentially hazardous effects'

Paragraph 41 of the Circular refers to development which could have complex, long term or irreversible impacts, where expert detailed analysis of those impacts would be desirable, such as industrial development involving emissions which are potentially hazardous to humans and nature.

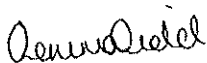
The Site involves the redevelopment of a former printing works. The former and proposed uses are not considered to be unusually complex or likely to cause emissions which are hazardous to humans or nature, and therefore pose a low risk of potential pollution or contamination. This is confirmed through the results of the Preliminary Geo-Environmental Report, which concludes that the risk to human health is no greater than moderate / low; and the risk to controlled waters is low.

One lead hotspot has been identified which can be treated by excavation and the treatment or disposal of the contaminated soil; or by the use of a suitable layer of clean cover material to break the exposure pathway. In addition, further site investigations are recommended to confirm isolated raised levels of CO₂. This can be dealt with via a planning condition, following the demolition of the existing buildings on Site; and is not considered to pose a significant issue.

In conclusion, we do not consider that the proposed development will give rise to effects of more than local importance. Similarly, the site is not in an environmentally sensitive or vulnerable location, nor would its development give rise to hazardous environmental effects. The site is not subject to any national or local designations and its development would not give rise to substantial national controversy in conflict with national policies nor would the development harm any national interests or interests of foreign Governments. The Site's development for retail purposes will not therefore give rise to 'significant effects' and as such it is our view that the proposals would not constitute EIA development.

We trust that the enclosed information is sufficient to enable you to issue a Screening Opinion and we look forward to receiving this within the statutory three week time period. If you have any queries or require any further information then please do not hesitate to contact me.

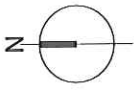
Yours sincerely,



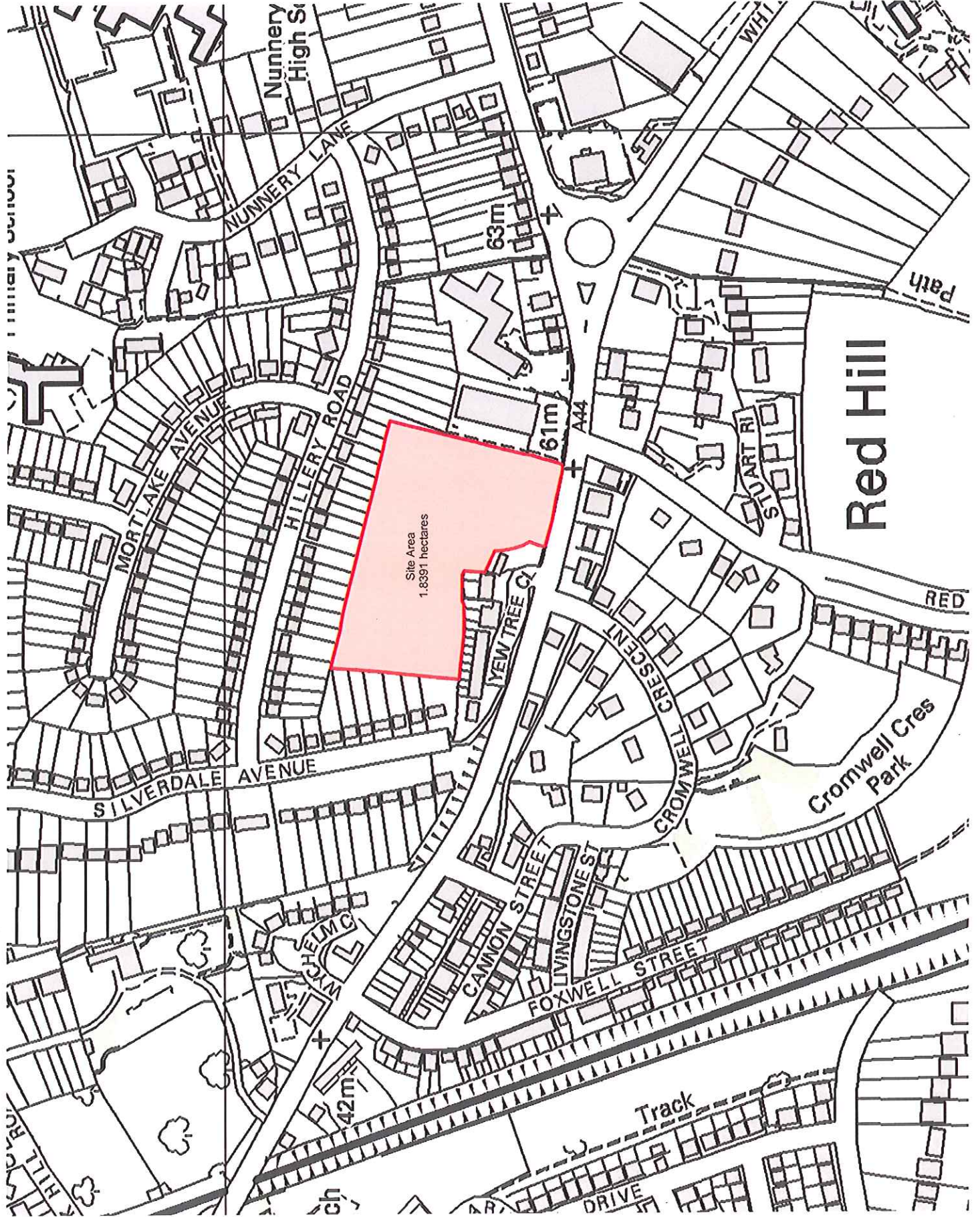
GEMMA FIELD
Senior Planner

Enc. Location Plan

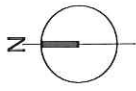
cc. Melanie Booth - Opus Land Ltd



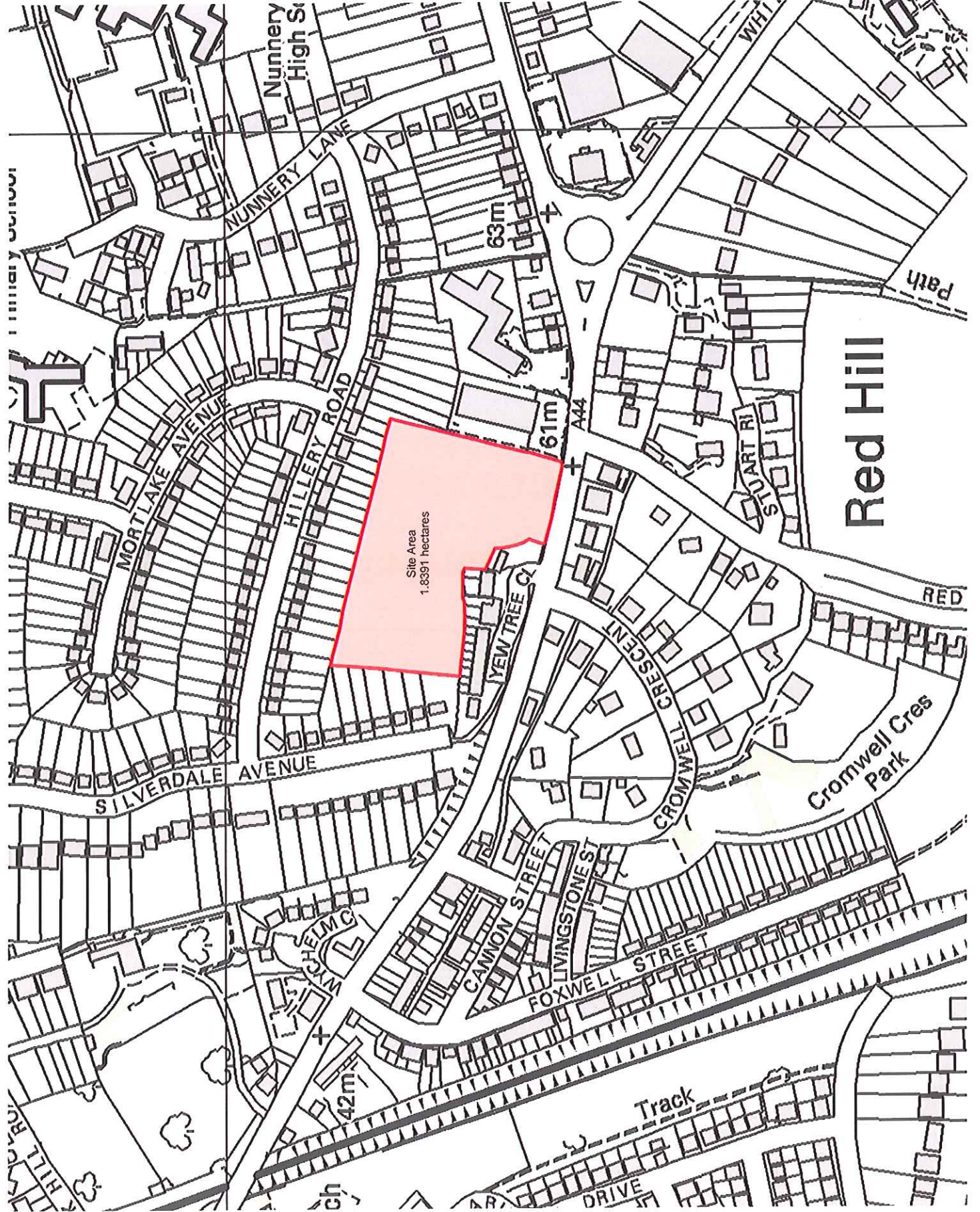
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Project No.	200114	Date	01
Aedas			
CPUS LAND			
Waltham, London Road, Worcester			
Site Location Plan			
Scale	1:1250	Sheet No.	@A1
Project No.	2012.01256.000	Revision	RS1
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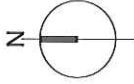


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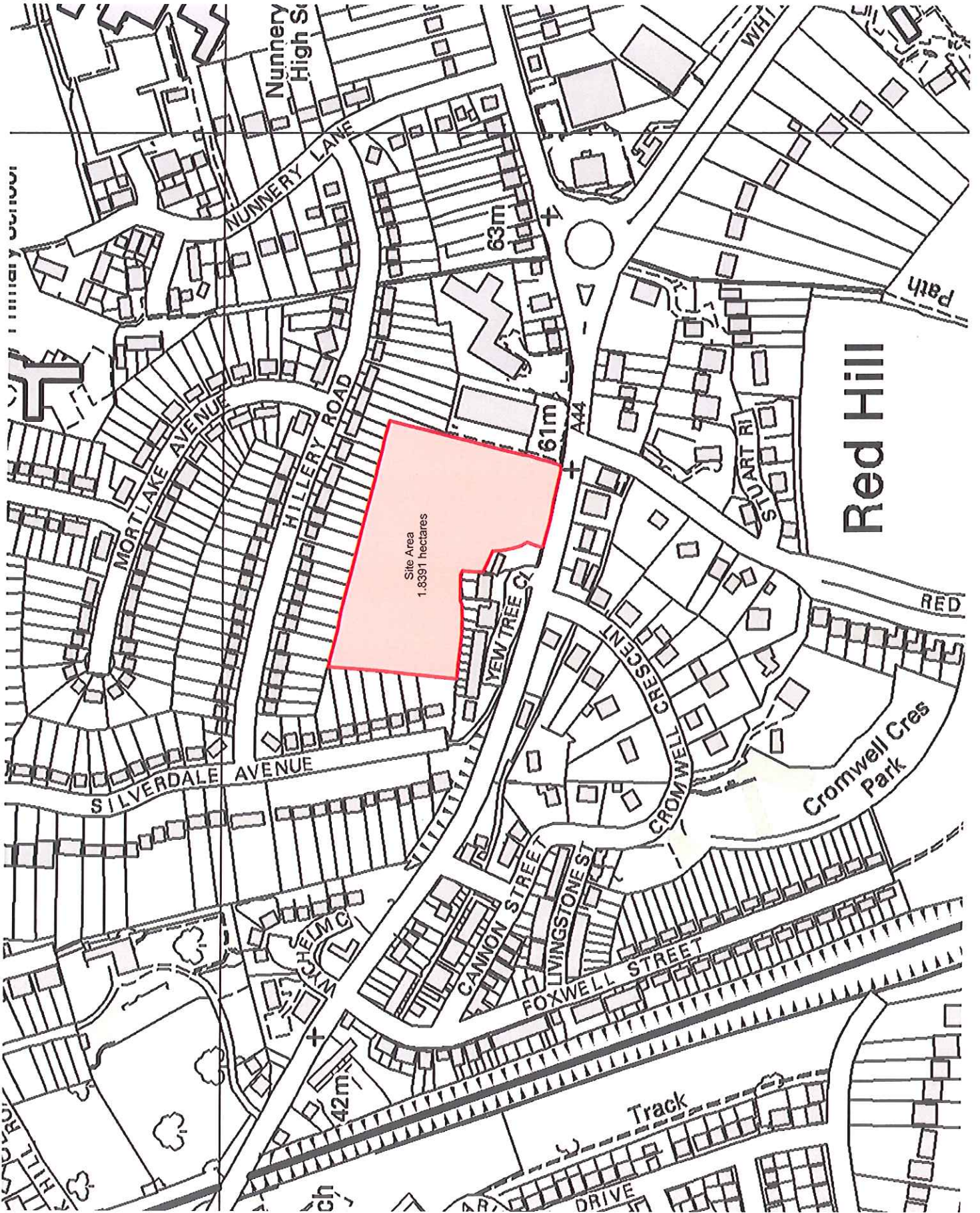
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PROJECT	OPUS LAND
ADDRESS	Waltham, London Road, Worcester
TITLE	Site Location Plan
DATE	20/01/2014
SCALE	1:1250
PROJECT NO.	2012/01236/000
PROJECT CODE	P01
PROJECT NAME	OPUS LAND
PROJECT TYPE	RESIDENTIAL
PROJECT STATUS	PLANNING PERMISSION
PROJECT PHASE	PLANNING PERMISSION
PROJECT REFERENCE	13/0111/14/0001
PROJECT REFERENCE	13/0111/14/0001
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Client	OPUS LAND
Project Name	Whitrose, London Road, Worcester
Site Location	Site Location Plan
Project Number	2012.01250.000
Scale	1:1250
PO	@A1

Aedas

Address: Whitrose, London Road, Worcester
Aedas Architecture Ltd
100, Cannon Street, London EC4A 3DF
Aedas Interiors Ltd
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Author	2012/14	1/1
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