



Mr P Deeley
RCA Regeneration
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WR9 0QE

22nd August 2014

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Our Ref: NR/Land East of Blackpole Road/Screening and Scoping Opinion

Dear Mr Deeley,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 2011: REGULATION 13 SCOPING
OPINION**

**PROPOSED DEVELOPMENT: B2/ B8 Development on Land to the East of
Blackpole Road, Worcester**

I refer to your request for a Screening and Scoping Opinion and the accompanying documentation received on 28th July 2014 for the above proposal.

Worcester City Council has taken the screening opinion that an Environmental Impact Assessment is required for this proposed development. Worcester City Council has had due regard to the above Regulations and DETR Circular 02/99, in particular the criteria in Annex B (B2) relating to environmental sensitivity of geographical areas likely to be affected by development and the size of the development.

This is based on the submission dated 25th July 2014 from RCA Regeneration.

REGULATION 10

In accordance with the provisions of Regulation 10, Worcester City Council as the Local Planning Authority, having received a request for its opinion as to the information to be provided in the Environmental Statement accompanying the proposed EIA application for the development described above at land to the east of Blackpole Road, has consulted with the relevant bodies, and having taken account of:

- The specific characteristics of the development

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Location: Orchard House Complex, Farrier Street, Worcester WR1 3BB

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- The specific characteristics of development of the type concerned; and
- The environmental features likely to be affected by the development.

Is of the opinion that the information to be provided in the Environmental Statement for the above proposal is addressed in the letter from RCA Regeneration dated 25th July 2014 subject to additional reference to:

Archaeology

- Due consideration of the impact of the proposed development on the Archaeologically Sensitive Area to the west of the site based on the alignment of a Roman Road.
- Consideration of the **cumulative impact** of the proposed development (i.e. both sides of the canal affected) in particular with reference with the impact on the landscape buffer and character of the conservation area
- Consideration of the impact of the proposal on the archaeological potential of the Barbourne Brook (which is assessed as an area of significant archaeological potential).

Ecology

- Consideration to be given to the Worcester and Birmingham Canal Local Wildlife Site (LWS) and the reedbeds, scrub, breeding birds and otters which are listed within the LWS citation.
- Consideration of impacts on the important foraging and commuting corridor for bats
- Consideration of the impacts associated with extraneous noise and light will be relevant as well as direct loss of habitat and connectivity along the canal corridor.
- Consideration of the above in relation to the other nearby features, notably the Barbourne Brook and on-site hedges and ditches.
- Substantial consideration of the cumulative impact of the proposed development and existing development on the opposite side of the canal. This is particularly relevant here because the proposal affects the 'quiet' non-towpath side of the canal corridor.
- Commentary given to the risk of pollution of the canal and nearby brook.
- Details of proposed enhancements to soften or reduce any environmental impacts to be covered either directly in the ES or in supplementary documents in support of any application.
- Consideration of Worcester City Green Network Policy and other Green Infrastructure issues specifically addressing the loss of and severance of Green Network.

Further to the matters raised within the scoping opinion, the Local Planning Authority would strongly encourage the developer to submit a formal pre-application at this stage. This would provide an opportunity to engage in discussions regarding the development proposal whilst the EIA is being prepared.

Yours sincerely

Nichola Robinson
Senior Planning Officer
Development Management