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Ben Thorpe
Estates Department
Monmouthshire County Council

Reference Number MC/2016/ENQ/00013

12 February 2016

Dear Sir/Madam,

RE: Town and Country Planning (Environmental Impact Assessment) Regulations 2011

**Description Of
Proposal: Mixed Use
Development Site
including housing.
Location: LDP
strategic site at
Rockfield Farm, Undy.**

I refer to your correspondence dated 11th January 2016 and your supporting information also received on the same date requesting that the Local Planning Authority adopt a screening opinion under the Town and Country Planning (Environmental Impact Assessment) (Amendment) (Wales) Regulations 2011 (hereafter referred to as 'the Regulations') for the above development.

With regard to Schedule 2, section 10 of the above mentioned Regulations I consider that the proposal therefore be screened for Environmental Impact Assessment purposes.

In formulating this screening opinion I have had regard to the criteria set out in Schedule 3 of the Regulations together with advice set out in Welsh Officer Circular 11/99 - Environmental Impact Assessment. Having regard to the scale and nature of the development, the size of the site and the existing use of the site I consider that the proposal is unlikely to result in a significant adverse effect on the environment.

I can confirm that an Environmental Statement will not be required to support a planning application submitted for the proposal described. This screening opinion was reached

following consultation with various internal consultees. Their comments can be forwarded under separate cover if required.

A copy of the screening checklist formulated to have appropriate regard to Schedule 3 of the Regulations and used to reach this screening decision is also attached for your information. The proposed development is not considered to require an Environmental Statement because the proposal is unlikely to result in a significant adverse effect on the environment.

Should you wish to pursue this proposal, I would encourage you to submit a pre-application enquiry under our pre-application charging system which would provide you with detail of what information would be required within a planning application and provide you with advice on how the Local Planning Authority would view your proposals.

If you have any questions or queries regarding the above please do not hesitate to contact me.

Yours Sincerely,

Andrew Jones

Development Management Team

EIA SCREENING CHECKLIST LANDSCAPE– Rockfield Farm Housing

When answering the questions below regard should be had to the following issues:

- 1 Will there be a large change in environmental conditions?
- 2 Will new features be out-of-scale with the existing environment?
- 3 Will the effect be unusual in the area or particularly complex?
- 4 Will the effect extend over a large area?
- 5 Will there be any potential for trans frontier impact?
- 6 Will many people be affected?
- 7 Will many receptors of other types (fauna and flora, businesses, facilities) be affected?
- 8 Will valuable or scarce features or resources be affected?
- 9 Is there a risk that environmental standards will be breached?
- 10 Is there a risk that protected sites, areas, features will be affected?
- 11 Is there a high probability of the effect occurring?
- 12 Will the effect continue for a long time?
- 13 Will the effect be permanent rather than temporary?
- 14 Will the impact be continuous rather than intermittent?
- 15 If it is intermittent will it be frequent rather than rare?
- 16 Will the impact be irreversible?
- 17 Will it be difficult to avoid, or reduce or repair or compensate for the effect?

A YES answer to the above questions will generally point to the proposal being EIA development and a NO answer would generally point to the proposal not being EIA development.

Questions to be Considered when screening the application.	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the development project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Yes	Yes Physical change from green field to suburban development.
2. Will construction or operation of the development project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?		
3. Will the development project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?		
4. Will the development project produce solid wastes during construction or operation or decommissioning?		
5. Will the development project release pollutants or any hazardous, toxic or noxious substances to air?		
6. Will the development project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	no	No – consistent with existing adjacent usage. Potential impact as a result of lighting scheme for suburban development will need

		to be addressed sensitively.
7. Will the development 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?		
8. Will there be any risk of accidents during construction or operation of the development project which could affect human health or the environment?		
9. Will the development project result in social changes, for example, in demography, traditional lifestyles, employment?	Possible	No reflects existing usage
10. Are there any other factors which should be considered such as consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes cumulative impact with adjacent development vehicular movement, lighting etc	No however Cumulative impact with adjacent development needs to be considered.
11. Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development project?	yes Local designation - Green wedge, and Area of Amenity importance.	possible – however Effect will need to be assessed.
12. Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the development project?		
13. Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the development project?		
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the development project?		
15. Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the development project?	Limited though situated in a visually sensitive forming the gateway into wales VS – moderate LH – moderate HL – High & Low GL – straddles two moderate & high CL – low forming part of the M4 Corridor Note site has been identified as of High sensitivity and low capacity for housing due to its	Not sure until assessment LVIA done However Effect will need to be demonstrated particularly in respect of impacts on gateway and edge of settlement

	prominent location.	
16. Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the development project?	?	
17. 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 development project?		
18. Is the development project in a location where it is likely to be highly visible to many people?	Yes – surrounding roads footpaths.	No – development is an extension to an existing larger structure though views and vistas in relation to gateway and eastern boundary impact needs to be considered
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the development project?	limited as 15	No – development is an extension to an existing settlement though assessment will be required.
20. Is the development project located in a previously undeveloped area where there will be loss of greenfield land?	Yes – agricultural land	No- development is an extension to an existing settlement.
21. Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the development project?	Yes residential /amenity industrial/ agricultural	No –though proposal would need to respect setting and link to surrounding uses.
22. Are there any plans for future land uses on or around the location which could be affected by the development project?		
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the development project?		
24. Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the development project?		
25. Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the development project?		

26. 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 development project?		
27. Is the development project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development project to present environmental problems?		

