

Planning and Engineering

Head of Planning and Engineering: Zayd Al-Jawad

Mr Garth Hanlon
Savills
Unex House
132-134 Hills Road
Cambridge
CB2 8PA

Our Ref: 16/00780/SCR
Contact: Clive Inwards
Direct Line: 01438 242837

E-Mail: clive.inwards@stevenage.gov.uk

Date: 6th December 2016

Dear Mr Hanlon,

RE: PROPOSED REDEVELOPMENT OF UP TO 540 DWELLINGS AT THE ICON SITE, LYTTON WAY, STEVENAGE, HERTS.

TOWN AND COUNTRY PLANNING ACT (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011: SCREENING OPINION UNDER REGULATION 5(1)

A Screening Opinion is requested to be undertaken by this Council on the above proposal to consider whether it falls within Schedule 1 or 2 of the above Regulations and whether or not an Environmental Statement is required to be submitted.

Screening opinion

1. The proposal to redevelop the existing site is not considered to fall within Schedule 1 of the EIA Regulations.
2. The proposed development is considered to fall within Section 10b of Schedule 2 of the EIA Regulations as it relates to an urban development project.
3. The proposed development is not located in an area designated as a “sensitive area” in the terms of the EIA Regulations.
4. The proposed development exceeds the criterion applicable to the above section of Schedule 2 of the EIA Regulations as the proposal relates to a site greater than 0.5 hectares.
5. As the proposed development is within Schedule 2 of the EIA Regulations this Council is required to undertake a screening opinion.

Characteristics of the development

The proposed development comprises the redevelopment of the existing office building on the site to provide circa 540 residential dwellings, car parking, open space and associated works. The site area comprises approximately 2.7 hectares.

It is proposed that residential use will cover the majority of the site, comprising seven residential blocks of varying heights with the tallest elements being at either end of the site comprising a 16 storey block at the southern end and a 15 storey block at the northern end. The vehicular access into the site will continue to be from Lytton Way. On the basis of the submitted information the proposed development is not considered to be of more than local importance and is unlikely to have wide ranging environmental effects.

Location of development

The site is located in a transitional area between the Old Town area of Stevenage and the town centre of the New Town, approximately 750m from the bus station in the town centre. The site is 2.7 hectares in size and includes the existing office building, the car park and landscaped areas around the edge of the site.

The site is bounded to the north by Trinity Road, the Lytton Way petrol filling station and then a flatted scheme in Monument Court beyond. To the east the site is bounded by Lytton Way and a mixture of former office buildings currently being converted to residential use and also a mixed use of residential, offices and a hotel. The site is bounded by the East Coast mainline to the west with residential use beyond and to the south the site is bounded by Fairlands Way and the station car park beyond. The site is accessed by a vehicular entrance off of Lytton Way to the east. The site does not lie in a designated "sensitive area" or in close proximity to such an area.

Characteristics of the potential impact

The proposed demolition and construction is unlikely to have any unusually complex or potentially hazardous impacts. Impacts arising from demolition and construction are likely to comprise noise, dust, vibration and HGV movements; however these would be for a temporary period only and can be suitably controlled by best environmental practice.

The potential impacts of the final residential use are unlikely to constitute 'significant' impacts in terms of the Environmental Impact Assessment Regulations.

Overall Conclusion

It is concluded, following an assessment of the proposed development in the terms referred to in the EIA Regulations and the National Planning Practice Guidance, that the potential impacts would not be considered to be significant in terms of the Regulations and NPPG. An Environmental Impact Assessment is, therefore, not required to be submitted with the planning application to redevelop the site for residential use.

Neither this statement or any statement within the screening opinion should be taken as precluding the Local Planning Authority from concluding that the development would have local environmental impacts albeit not significant in the terms of the Regulations.

A copy of this screening opinion will be placed on the Planning Register

Yours sincerely

Zayd Al-Jawad
HEAD OF PLANNING and ENGINEERING