NOTICE OF SCREENING DECISION

Town And Country Planning
(Environmental Impact Assessment)
Regulations 2017

North Somerset COUNCIL

Jodi Stokes
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9th Floor
Bank House
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Birmingham
B2 5AL

Application Number: 21/P/1167/EA1

Category: Request for formal screening opinion

Application No: 21/P/1167/EA1
Applicant: Persimmon Homes Severn Valley
Site: Land At Farleigh Fields And 54 And 56, Farleigh Road ,Backwell,
Description: Request for a formal screening opinion as to whether an Environmental Impact Assessment is required to be submitted with an application for a proposed residential development of up to 125no. dwellings, associated open space, access and drainage including demolition of two existing properties. THIS IS NOT A PLANNING APPLICATION

DECISION: The proposed development does not constitute 'Environmental Impact Assessment' Development and an Environmental Statement is not required as part of a planning application for the following reasons:

1 Documents used to determine the screening opinion:

Screening Report, 9 April 2021

THIS NOTICE DOES NOT GRANT PLANNING PERMISSION

Advice Notes:

0 Given the scale and nature of the proposal having regard to the surrounding village, the development is unlikely to give rise to significant environmental effects beyond local impacts.

The applicant will however need to provide detail which is similar in detail to full EIA ecology chapter, including sufficient information to inform a HRA. The following are required:

- A full season of bat surveys
- A habitat matrix

- Lighting assessment and sensitive lighting strategy
- Green infrastructure, appropriate to support horseshoe bats

Date: 15 June 2021
Signed: Richard Kent
Head of Development Management

Please use our online contact form on our website at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.