

**EIA
Screening**

DLP BRIEFING NOTE 189

Prepared by
DLP Planning Ltd

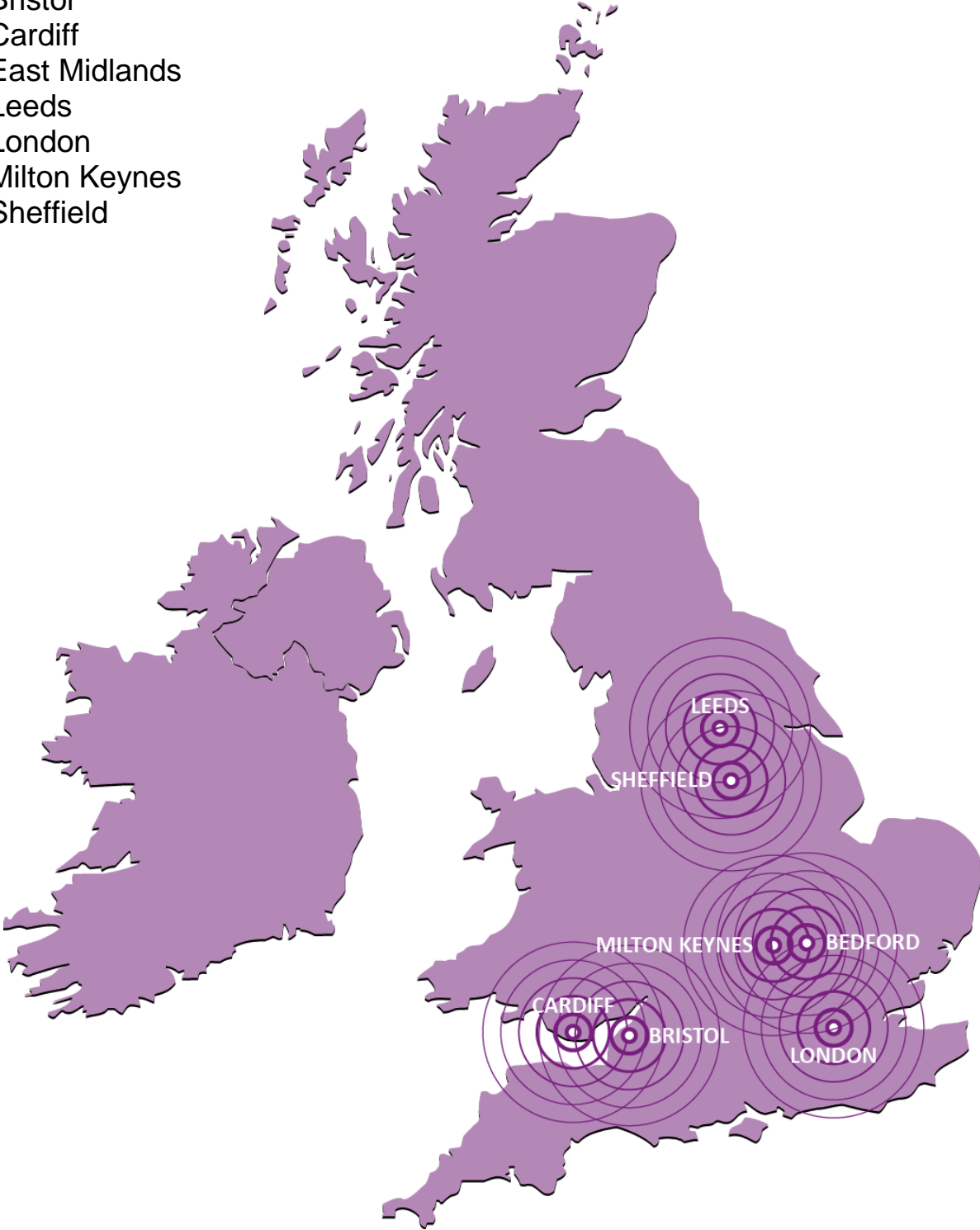
January 2015

www.dlpconsultants.co.uk



DLP Planning Ltd

- Bedford
- Bristol
- Cardiff
- East Midlands
- Leeds
- London
- Milton Keynes
- Sheffield



Disclaimer

DLP Consulting Group Ltd, and its constituent companies disclaims any responsibility to the client and others in respect of matters outside the scope of this Report. This Report has been prepared with reasonable skill, care and diligence, is the property of DLP Consulting Group, and is confidential to the client, DLP Consulting Group Ltd accepts no responsibility of whatsoever nature to third parties, to whom this report has been provided.

EIA Screening

The Department for Communities and Local Government (DCLG) has recently published the '**Government Response to the Technical Consultation on Environmental Impact Assessment Thresholds**'. This seeks to **raise the threshold for assessing** whether large housing schemes should be subject to Environmental Impact Assessment.

Currently, Local Planning Authorities are required to screen developments that **exceed 0.5 Ha** to assess the environmental effects of projects which are likely to have a significant effect on the environment, in compliance with European Directive **2011/92/EU**. This procedure adds, sometimes unnecessarily, to the time and cost of obtaining planning permission for projects that are not likely to give rise to significant environmental effects.

Thus, DCLG conducted a '*Technical Consultation on Planning*', during 31st July and 26 September 2014, to reduce the unnecessary bureaucracy, and sought suggestions from consultees on how further deregulation consistent with the European directives could be achieved.

As a result, the DCLG has raised the screening threshold to **5 Ha or 150 residential dwellings**, stating:

“Outside of the environmentally sensitive areas which are defined in the regulations, it is not considered that residential dwellings, other urban development or industrial estate development which are below the proposed thresholds are likely to give rise to significant effects on the environment in terms of directive. The proposed threshold for residential dwellings has been modified in light of consultation responses to take account of potentially significant effects of high housing density and particularly tower blocks in some urban areas...development below the thresholds is not likely therefore to have significant environmental effects”.

The new threshold s proposed set a positive agenda for developers and aids in streamlining the process making it less time consuming and costly.

A date has yet to be set to bring the regulation change, however the government has announced the likely change to be enforced **early 2015**.

DLP is committed to providing the best form of advice and keeping up to date with not just emerging and current policies but also in keeping up to date with changes and shifts in development and planning trends.

DLP Planning Ltd has considerable knowledge of the national planning system and have experience and a proven track record in dealing with development issues and changes, as well as providing expert guidance to developers, community groups and stakeholders.

If you wish to utilise DLP's considerable planning expertise to maximise your opportunity, please contact us.

Bedford

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH
T 01234 832 740
F 01234 831 435

Bristol

Unit 1 Blenheim Court
Beaufort Office Park
Woodlands
Bradley Stoke
Bristol
BS32 4NE
T 01454 410 380
F 01454 410 389

Cardiff

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ
T 029 2064 6810

East Midlands

The Old Vicarage
Market Street
Castle Donington
DE74 2JB
T 01332 856971
F 01332 856973

Leeds

Princes Exchange
Princes Square
Leeds
LS1 4HY
T 0113 280 5808

London

1st Floor
3 More London Riverside
London
SE1 2RE
T 020 3283 4142

Milton Keynes

Midsummer Court
314 Midsummer Boulevard
Milton Keynes
MK9 2UB
T 01908 440015
F 01908 357750

Sheffield

Ground Floor
V1 Velocity Building
Tenter Street
Sheffield
S1 4DE
T 0114 228 9190
F 0114 272 1947

briefings

BEDFORD

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

t 01234 832 740
f 01234 831 435

bedford@dlpconsultants.co.uk

BRISTOL

Unit 1 Blenheim Court
Beaufort Office Park
Woodlands
Bradley Stoke
Bristol
BS32 4NE

t 01454 410 380
f 01454 410 389

bristol@dlpconsultants.co.uk

CARDIFF

28 Cathedral Road
Cardiff
CF11 9LJ

t 029 2064 6810

cardiff@dlpconsultants.co.uk

EAST MIDLANDS

The Old Vicarage
Market Street
Castle Donington
DE74 2JB

t: 01332 856971
f: 01332 856973

eastmidlands@dlpconsultants.co.uk

LEEDS

Princes Exchange
Princes Square
Leeds
LS1 4HY

f 0113 280 5808

leeds@dlpconsultants.co.uk

LONDON

1st Floor
3 More London Riverside
London
SE1 2RE

f 020 3283 4140

london@dlpconsultants.co.uk

MILTON KEYNES

Midsummer Court
314 Midsummer Boulevard
Milton Keynes
MK9 2UB

t 01908 440015
f 01908 357750

miltonkeynes@dlpconsultants.co.uk

SHEFFIELD

Ground Floor
V1 Velocity Building
Tenter Street
Sheffield
S1 4DE

t 0114 228 9190
f 0114 272 1947

sheffield@dlpconsultants.co.uk

