



Development Team,  
Rugby Borough Council

ella.casey@rugby.gov.uk

01788 533549

19-Jul-2023

Mrs Debbie Farrington  
Land north of Rounds Garden, Rugby

Mrs Debbie Farrington

**Town and County Planning (Environmental Impact Assessment) Regulations 2017 – Screening/Scoping Opinion**

**RE: EIA screening request - Erection of up to 200 dwellings**

**At: Land north of Rounds Garden, Rugby**

**Application Reference: R23/0745**

I refer to your Screening Opinion Request which received by the Council on 07-Jul-2023.

The Council consider the proposed development is not an EIA development under the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

The Screening Opinion is attached.

If you have any queries please contact me as above.

Yours sincerely,

Ella Casey  
Rugby Borough Council



Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR

TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2017 (As Amended) SCREENING OPINION

REFERENCE: R23/0745

APPLICANT: Mrs Debbie Farrington Land north of Rounds Garden, Rugby

PROPOSAL: EIA screening request - Erection of up to 200 dwellings

SITE: Land north of Rounds Garden, Rugby

DATE OF RECEIPT: 07-Jul-2023

1. Is the application accompanied by an EIA?  
**NO** (Go to Q2) **YES** (Proceed as EIA Application)
2. Has a previous screening opinion been made for this proposal?  
**NO** (Go to Q3) **YES** (Go to Q3 - bear in mind previous opinion)
3. Is the development listed in Schedule 1? (see note 1 below)  
**NO** (Go to Q4) **YES** state which e.g. 1/19 Quarry (exceeding 25ha) **REQUEST EIA**
4. Is the development listed in Schedule 2? (see note 1 below)  
**NO** (EIA not required – Development outside scope of regulations)  
**YES - 2/10(b) Urban Development for more than 150 dwellings** (Go to Q5)
5. Is there sufficient information to determine whether an EIA is required?  
**NO** (Request info and seek extension of time – Go to Q6) **YES** (Go to Q7)
6. Has an extension of time been agreed with the applicant? (see note 2 below)  
**NO** (Go to Q7) **YES**, until when? DATE: (Go to Q7)
7. Is the development proposed in a 'sensitive area'? (see notes 2 & 3 below)  
**NO** (Go to Q8)  
**YES** state which under Reg. 2 e.g. SSSI, SAM etc. (Go to Q7a)
- 7a.) Has Natural England or any other non-statutory body been contacted?  
**NO** (Go to Q8) **YES** (Go to Q7b)
- 7b.) When were they contacted DATE: REPLY EXPECTED BY: (Go to Q8)
8. Does it meet any of the relevant Schedule 2 thresholds/criteria? (see note 4 below)  
**NO** (Development is not 'Schedule 2 Development – EIA not required) (Go to Q11)  
**YES - 2/10(b) Urban Development for more than 150 dwellings** (Go to Q9)
9. Is the development above Planning Practice Guidance (EIA) 'indicative' thresholds/criteria?  
**NO - Development is not 'Schedule 2 Development' – EIA not required** (Go to Q11)  
**YES** state which (Go to Q10)

10. Is the proposal likely to have significant effects on the environment?  
(see notes 3 & 5 below)  
NO (Development not likely to have significant effects on the environment – EIA not required) (Go to Q11)  
YES, state below what and REQUEST EIA

11. Relevant reasons, justification and additional comments:

**The development is in excess of 150 dwellings and therefore is Schedule 2 Part 10(b) development. Part of the site is previously developed however the development is not on a significantly greater scale than the previous use in relation to this part of the site. It is also not considered that there is a high level of contamination on the site or that the types of impact are markedly different in nature than the previous use. The remainder (and majority) of the site is greenfield and the proposed development is significantly lower than 1,000 dwellings. As such the proposal is not considered to be EIA development.**

An EIA development must either: be within Schedule 1 or; Schedule 2 'within a sensitive area' or above thresholds/criteria and 'likely to have significant environmental effects.'

In my view the proposed development is not an EIA development under the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Signed:

Date: 19th July 2023

NICOLA SMITH  
Chief Officer – Growth & Investment

Note 1

'Schedule 1 development' means development, other than exempt development, of a description mentioned in Schedule 1 as defined in the EIA Regulations 2017.

'Schedule 2 development' is as described in Column 1 of Schedule 2 in the EIA Regulations 2017.

Note 2

Extension of time may be required if the Authority needs to seek advice from consultation bodies regarding whether the proposal is EIA development e.g. Environment Agency, Natural England.

Note 3

'Sensitive area' – as defined in Regulation 2 (1) of the EIA Regulations 2017.

Note 4

Applicable thresholds and criteria are set out in Column 2 of Schedule 2 in the EIA Regulations 2017.

Note 5

The Planning Practice Guidance provides guidance on considering whether the proposed development is likely to have significant environmental effects. Reference should be made to Schedule 3 of the EIA Regulations 2017 (Selection Criteria for Screening Schedule 2 Development)

and the indicative criteria and thresholds outlined in the EIA section of the Planning Practice Guidance for individual development projects.