

## **ENVIRONMENTAL IMPACT ASSESSMENT**

### **SCREENING UNDER PART 2 REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017**

Proposal: Planning application for single cremator and chapel crematorium building with memorial facility, to include car parking facilities and related hard-landscaped areas as well as formal and informal landscaped gardens.

The screening opinion was submitted under reference 136955. Since the submission of the screening opinion a full planning application for the development has been submitted under reference 136962. The development proposed is "Schedule 2 development" as the overall area of the development exceeds 5 hectares threshold set out in Schedule 2 section 10(b). The development has therefore been subject to determine whether or not an Environmental Impact Assessment is necessary.

After taking account of the criteria in Schedule 3 of the 2017 Regulations, it has been determined that the development **IS NOT** EIA development, i.e. it will not have significant environmental effects by virtue of its nature, size or location.

In reaching this decision, account has been taken of the following criteria to the extent described below:-

#### **The characteristics of the development**

The proposed facility comprises a number of key components with these being as follows: a chapel and crematorium building (with a capacity to accommodate 100 persons seated plus further 50 persons standing); ancillary offices; memorial gardens; remembrance court and gardens; and two parking areas- one for congregation visitors attending services, and the other for staff, visitors to the memorial gardens and service users. A new access road into the site would be proposed from Gainsborough Road.

#### **The location of the development**

The site is located to the eastern side of (A156) Gainsborough Road, between Lea and Knaith. The site covers an area of approximately 6.1ha of land. It is positioned to the south of Lea Village and approximately 3m from Gainsborough town centre to the north of the site. The site lies within an Area of Great Landscape Value.

The site primarily comprises arable farmland bordered by mature vegetation and woodland planting. The western boundary along (A156) Gainsborough Road is well defined by established hedgerows, Norbury Hills woodland is located immediately to the north and east and extends into part of the site; and Stephenson Hill woodland adjoins part of the southern boundary, along with Lea Marshes drain which runs parallel along the entire length of the southern boundary and discharges towards the River Trent further to the west.

The character of the surrounding area consists of farmland and woodland area to the north and east of the site with another woodland area covering part of the south.

There are two public footpaths to the north; Lea/1056/3 approximately 392m away and Lea/1055/1 approximately 480m away. There is another public right of way to the south east; Knai/44/2 over 660m away.

**The characteristics of the potential impact**

The proposal requires development of a small part of the site with built development and most of the site landscaped, open and undeveloped.

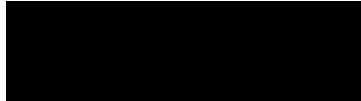
Given the site slopes downwards in an east to west direction towards the A156 (a level change of approximately 10m across the site) and the proximity of the woodland vegetation in the immediate vicinity, the distant views of the site are mainly focused out to the west towards the EDF power station and the River Trent floodplain, thereby the key natural feature around the site create a sense of enclosure for the site.

The nearest dwelling is 370m from the south east boundary of the site. Another dwelling is 500m to the north east from the edge of the site.

General landscape opportunities have been applied to the proposed development to avoid, reduce and where feasible, remedy the identified landscape and visual effect. This will ensure the site is well integrated into the surrounding landscape and does not conflict with neighbouring uses or the countryside setting.

It is not anticipated to impact on the local highway network.

Signed:



Senior DM Officer

Principal DM Officer

*Rachel Woollass*

On behalf of Director of Regeneration and Planning

Date: 7<sup>th</sup> November 2017