Dear Sir/Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) ENGLAND AND WALES) REGULATIONS 1999 – DEVELOPMENT OF PRIMARY SCHOOL, LOCAL CENTRE AND 800 DWELLINGS AT PATTERDOWN LANE, CHIPPENHAM.

REQUEST FOR SCREENING OPINION UNDER REGULATION 7(1)(b)

Thank you for your request for a scoping opinion, received 9 September 2013, in respect of an Environmental Impact Assessment, which it was confirmed on 6 September 2013 would be required in relation to a proposed development on land at Patterdown Lane, Chippenham for a mixed use development comprising a primary school, local centre and up to 800 dwellings, together with associated access and landscaping.

Consideration has been given to the suggested EIA contents that you kindly submitted on 9 September 2013, and in light of this information the following scope of an EIA Environmental Statement is advised:

Part 1 – essential components, taking a wider, strategic view as well as the site-specific:

   a)  Site Description and Proposed Development
   b)  Assessment of Alternative Sites
   c)  Cumulative Impact with Other Strategic Sites
   d)  Traffic and Transport
   e)  Landscape and Visual Impact
   f)  Water (Drainage, Floor Risk and Hydrology)
   g)  Archaeology

Part 2 – non-essential, site-specific information you may wish to include (but which otherwise can be submitted as part of a full planning application):

   h)  Socio-Economic Impact
   i)  Biodiversity – including Phase 1 Habitat Survey
   j)  Agricultural Assessment
   k)  Noise
Appendices – as required.

I trust the above advice is sufficiently clear and provides a suitable direction at this time. Should require any further information or clarification in relation to any of the above, please do not hesitate to contact me.

Yours faithfully,

Chris Marsh
Planning Officer