



B O S T O N BOROUGH COUNCIL

Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

SCREENING OPINION

Applicant:

Carl Scott
Nineteen 47 Ltd
4 Innovate Mews
Lake View Drive
Sherwood Park
NG15 0EA

Part I – Particulars of request

Date of Application Request: 22-Oct-2021
Planning Application No: B/21/0465

Particulars and location of development:

Screening opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the development of up to 350 no. dwellings at Land to the west of, Toot Lane, Boston

Part II – Particulars of decision

Boston Borough Council hereby give notice, in pursuance of the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), that in its view the development referred to in Part 1 hereof is not EIA development for the purposes of the regulations.

An Environmental Impact Assessment is not required.

Summary of reasons for the Council's decision

Planning Practice Guidance (PPG) makes it clear that even when indicative thresholds are exceeded, the requirement for an Environmental Statement is likely to be justified in only a small proportion of Schedule 2 developments. In this case, whilst certain thresholds are exceeded and whilst the proposal will have an urbanising effect, any environmental impacts are likely to be purely local in nature and will not be to a degree which constitute significant environmental effects. Impacts will be capable of substantial mitigation both during the construction phase and in the long term.

It is considered that the development would not be likely to have significant effects on the environment by virtue of factors such as nature, size and location. Accordingly, the Authority has adopted the opinion that the development does not warrant the submission of an EIA as required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Date: 30-Nov-2021



Mike Gildersleeves
Assistant Director – Planning
Boston Borough Council and East Lindsey District Council

APPENDIX 1 – SCREENING REPORT

INFORMATIVE - Environmental Impact Assessment (EIA) refers to the whole process by which environmental information is collected, published and taken into account in reaching a decision on the relevant planning application. Applications for planning permission for which EIA is required are referred to in the Regulations as ‘EIA applications’. Regulation 3 prohibits the granting of planning permission for EIA development unless the EIA procedures have been followed.

Where an EIA is required, information must be provided by the developer in an Environmental Statement (ES). This document (or series of documents) must contain the information specified by regulation 2 (1) and in Schedule 4 to the Regulations. In certain cases, regulation 10 allows developers to obtain a formal opinion from the relevant planning authority on what should be included in the Environmental Statement (“a scoping opinion”).

RIGHT OF APPEAL – Where relevant planning authority adopts a screening opinion that EIA is required, the developer may request a screening direction from the Secretary of State. Requests must be made in accordance with the provisions set out in Regulations. (See Regulations 5 and 6 or, where appropriate, Regulation 7).

