

# Robert Halstead

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Planning Development Rights of Way

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Kirklees Council  
Planning Services  
PO Box B93  
Civic Centre III  
Huddersfield  
HD1 2JR

23<sup>rd</sup> February 2017

**RE: EIA Screening for proposed development at Dobroyd Mills, Hepworth Road, Jackson Bridge**

Dear Sir / Madam

In connection with the above and the enclosed plans, we write to seek a screening opinion under Regulation 5 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). This seeks to establish confirmation that the proposed development does not constitute EIA development under Schedule 2.

Schedule 2 EIA development is defined as "development likely to have significant effects on the environment by virtue of factors such as its nature, size or location."<sup>1</sup>

Brief description of development and possible effects on the environment (Regulation 5[3])

The site is largely situated on previously developed (brownfield land). The development would consist of:

"Demolition of existing buildings; outline application (with access) for 75 dwellings; change of use of existing four storey building to mixed uses comprising B1 (offices), B1 (light industrial), A3 (food & drink), and C3 (dwellings)."

Possible effects on the environment (with an indication of whether negative, positive, neutral) include:

- a) Remediation of a potentially contaminated former industrial brownfield site, safeguarding and improving the environment for the longer term - positive;
- b) Removal of some trees but tree replacement and long-term management plan for surrounding woodland - neutral;
- c) Development of an element of greenfield (previously undeveloped) land – negative;

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<sup>1</sup> Regulation 2

- d) Appropriate siting of the development above flood risk levels - neutral;
- e) Likely reduction in development footprint on Green Belt area – positive;
- f) Removing HGV's associated with previous uses from local road network – positive;
- g) Very limited effect on protected species affected as confirmed through Ecology Surveys, but long-term management plan for woodland and pond, to the benefit of wildlife and flora – neutral / positive.

Any other effects resulting from the proposed development are likely to be localised, low in magnitude, insignificant and reversible.

Based on the above, it is considered that the possible effects on the environment will be positive overall, and certainly not at a level of adverse significance to warrant EIA status.

#### Schedule 2 screening criteria

Schedule 2 (10) (b) is relevant in that the proposed development would fall under the category of 'urban development project'. However, the revised criteria produced under the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015/660, mean that developments of 150 dwellings or less are no longer classified as Schedule 2 development.

Furthermore, the environmental sensitivity of the site is limited in that it does not fall within any of the designations under Regulation 2.<sup>2</sup>

In conclusion, it is considered that the proposed development is unlikely to give rise to significant effects on the environment by virtue of the reasons set out above, and as such it is considered that an Environmental Statement is not required.

Yours faithfully



Nick Willock MRTPI MRICS

**Robert Halstead Chartered Surveyors & Town Planners**

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<sup>2</sup> Definition of "sensitive area"