



**FOI 18665**

I am writing regarding planning application A/23/96226/MAJOR (Astley Business Park).

I cannot locate the following statutory environmental documents on the planning portal:

- The **Environmental Impact Assessment (EIA)** (or Environmental Statement, if submitted).
- The **Landscape & Visual Impact Assessment (LVIA)** and related photomontages/figures.

Please confirm:

1. Whether a full EIA and LVIA were submitted for this application.
2. If so, provide access to the complete versions (including all appendices and visuals).
3. If not, provide the EIA Screening Opinion/Scoping Report and explain why a full assessment was not required.

**RESPONSE**

1. No.

2. N/A.

3. The Council did not require an Environmental Impact Assessment (EIA) or a formal Landscape and Visual Impact Assessment (LVIA) for this development, as it was determined that the potential impacts could be appropriately assessed through the standard planning application process and the supporting documentation submitted.

In this case, it was considered that the proposal did not constitute EIA development, and the Council was content to validate the planning application without an Environmental Statement.

Visual impact was considered through information in a suite of documents, including the Planning Statement, Design and Access Statement, Landscape Statement, Landscape Plans, Site Sections, and other drawings, that collectively considered the visual and landscape impacts.

In this context, the submission of an EIA screening opinion is not mandatory for all developments that fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

It was assessed by the Council that while the development would have some impact on the local area, those impacts were unlikely to be significant in the context of the Regulations. The effects were judged to be localised and capable of being appropriately assessed

through the standard planning application process and the supporting documentation submitted.

As a result, the Council did not undertake a formal screening opinion under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, nor was a scoping opinion requested or required. This approach is consistent with the provisions of the regulations, which allow local planning authorities to determine whether a proposal constitutes EIA development based on the likelihood of significant environmental effects.