

Environmental Impact Assessments (EIAs)

Environmental Impact Assessments are currently governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The Regulations place a requirement on the developer to supply certain levels of information with a planning application for development. Developments which are classified as Schedule 1 must be accompanied by an Environmental Statement which is the document that results from the assessment process.

A further lower level of development is classed as Schedule 2. This means an Environmental Assessment can only be requested when there are anticipated significant environmental effects. Schedule 2 also contains some thresholds and criteria where this may occur. However, it is important to note that simply exceeding these thresholds does not mean an EIA is required, merely that the prospect must be investigated.

Where a developer is unsure whether an EIA is required, they can request a screening opinion from the Local Planning Authority (LPA) who have three weeks to respond. If the developer is not happy with the response they can appeal.

Once it has been established that an EIA is required, a scoping opinion can be sought to obtain guidance as to the content and level of assessment required.



Intensive livestock units for example present specific issues when looking at planning permission, and can give rise to the need for an Environmental Statement. There are clear Schedule 1 thresholds for pigs and poultry but not for other farmed livestock, therefore new dairy facilities or cattle housing, for example, could be considered EIA development under Schedule 2.

Acorus can advise on issues relating to developments involving Intensive livestock units and the EIA procedures.



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