

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	Yews Farm, Spalding Road, Spalding	Brief description of the project / development	Residential development of approximately 400 dwellings, road services, greenspace and infrastructure
Appellant	Ashwood Homes		
LPA	SHDC		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			Click here to enter text.
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			10b
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			Yes
If YES, which area?			The Wash
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			ii) the development includes more than 150 dwellings; and iii) the overall area of development exceeds 5 hectares
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			No
If yes, is a copy of the SO/SD on the file?			N/A
If yes, is the SO/SD positive?			N/A
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			N/A

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Raising of ground levels as flood mitigation and/or as part of the overall drainage strategy. Also potentially excavation for drainage pond(s).	No	These works are part and parcel of residential development and the extent by which levels would likely need to be raised would not have a significant environmental effect.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	Potentially excavation for drainage pond(s) and movement of soil due to changes in ground levels.	No	Excavated soil can be re-used within the development or elsewhere. The site is not within a Mineral Safeguarding Area.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes	Site comprises of Grade 1 agricultural land.	No	Higher grade agricultural land involved but given the scale of development no significant environmental effect is anticipated.

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2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	No		N/A	
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	The proposed development would result in an increase in vehicles and therefore associated emissions.	No	It is not anticipated that the development will increase vehicle movements by such an extent that an Air Quality Assessment would be required.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Noise and vibration during the construction process. Residential dwellings once occupied will generate some noise as well as lighting during hours of darkness.	No	Vibration will be limited to the construction period. Noise will also be generated during this time. It is considered that these matters can be satisfactorily addressed through a suitable Construction Management Plan. Noise and lighting is an inherent characteristic of residential development, but will not be at such a level as to deem a significant effect.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	The land is agricultural and is a use which can lead to ground contamination. The Council's contaminated land register refers to the railway line and filled land near to this site. Pollutants may be spread by digging of foundations and likely raising of ground levels as flood mitigation and/or as part of the overall drainage strategy. Also potentially excavation for drainage pond(s).	No	Any issues may be controlled by condition.
3.4 Are there any areas on or around the location which are already subject to	No		N/A	

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pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?				
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No		N/A	
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No		N/A	
5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	The site is in close proximity to the Vernatts Drain and other IDB watercourses are to the north and west of the site.	No	Any possible impacts can be appropriately assessed through the planning application process.
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine	Yes	The site is in close proximity to the Vernatts Local Wildlife Site.	No	It is considered that ecology matters can be addressed by an appropriate ecology survey submitted with any formal planning application.

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ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).		The Wash (SSSI, SPA, SAC, Ramsar site and NNR) is approx. 13km to the north-east.		A project-level Habitats Regulation Assessment will be required. Furthermore, given the size of the site, there is significant opportunity to delivery Biodiversity Net Gain through the development.
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	Potentially but ecology implications can be addressed by an appropriate ecology survey.	No	See above.
7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate	No		No	

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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level of designation (international, national, regional or local).				
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes	<ul style="list-style-type: none"> - Residential properties on Spalding Road, Penway Drive and Market Way - Users of Spalding Road and the Spalding Western Relief Road - Users of the Public Right of Way on the south-eastern side of The Vernatts drain 	No	Landscape mitigation can be incorporated to negate significant effects.
8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	<p>'Yew Tree Farmhouse with garage' is Grade II Listed to the south/south-east of the site.</p> <p>Archaeological investigation has been carried out in association with the Spalding Western Relief Road but this did not uncover any significant findings.</p>	No	It is considered that heritage and archaeology matters can be addressed through appropriate reports submitted with any formal planning application.
9. TRANSPORT AND ACCESS				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	The Public Right of Way on the south-eastern side of The Vernatts drain.	No	There is the potential for the proposed development to have an impact on views from the PROW. However, the impacts are localised and would not be significant.

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9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	Large volumes of traffic on Spalding Road at peak times.	No	Any formal application should be subject to a Transport Assessment, as per the Council's Local Validation List.
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	<ul style="list-style-type: none"> - Large number of residential properties to the north, east and south - Enterprise Way industrial estate also to the east - Johnson Community Hospital to south-east 	No	<p>Disturbance during construction phase but can be addressed by appropriate Construction Management Plan. Disturbance after construction likely to be minimal.</p> <p>Other amenity impacts can be appropriately assessed through the planning application process.</p>
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes	Future phases of the Vernatts Sustainable Urban Extension and the Spalding Western Relief Road.	No	Possible impacts can be appropriately assessed through the planning application process.
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes	Site is located in Flood Zone 3.	No	It is considered that the matter can be dealt with adequately via a site-specific Flood Risk Assessment.
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development	No	There are no existing or approved developments in the locality that, together with	N/A	

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result in cumulation of impacts together during the construction/operation phase?		the proposed development, would result in a significant adverse cumulative impact during the construction/operation phase when taking into account the nature of the development proposed.		
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	N/A	Transboundary effects relate to possible effects on other nation states and this is not relevant to this proposal.	N/A	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England’s geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

From the information submitted, having had regard to the characteristics and location of the proposed development and the type and characteristics of potential impacts, it is not considered that any impacts that may occur would be as significant as to require an Environmental Impact Assessment to be undertaken.

It is considered that the effects of the development can be adequately considered within the context of a planning application without the need for a full EIA to be supplied.

Accordingly, the Local Planning Authority, in line with Regulation 5 of the Regulations, has determined that the development proposed is not Environmental Impact Assessment development and does not require an Environmental Statement to be submitted. No further action is therefore necessary.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	Yes
Is an ES required?	No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

	OUTCOME	
Is likely to have significant effects on the environment	ES required	
Not likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

NAME	Lucy BATTERY – Principal Planning Officer
DATE	19 November 2021