

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

1. CASE DETAILS			
Case Reference	Fleet Road, Holbeach	Brief description of the project / development	New food store with associated car parking, landscaping and associated works.
Appellant	ALDI		
LPA	South Holland DC		
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)			
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			10(b)
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			No
If yes, which applicable threshold/criteria?			
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.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons) Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable)) 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.
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5. NATURAL RESOURCES

5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	Redevelopment of brownfield site	N/A	
5.2 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?	No	Redevelopment of brownfield site	N/A	
5.3 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?	No	Urban location	N/A	

6. WASTE

6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes		No	Waste production during construction phase would be limited to demolition of existing structures which would need to be removed.
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7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Vehicles associated with construction and operation will generate emissions. The construction will result in some generation of dust.	No	Vehicles associated with construction and operation will generate emissions. The construction will result in some generation of dust.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Possible generation of vibration and noise	No	Vibration will be limited to the construction period (excavation). Noise will also be generated during this period. During operation there would be noise generated by vehicles movements but this is the redevelopment of a commercial site within an urban area.
7.3 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?	No	The proposed development does not involve the release of any pollutants on to the ground or into waters.	No	
7.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	Due to the previous use would require a Ground Condition report to be submitted with the planning condition with potential mitigation identified.	No	Due to the previous use would require a Ground Condition report to be submitted with the planning condition with potential mitigation identified.
8. POPULATION AND HUMAN HEALTH				
8.1 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	

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8.2 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	
9. WATER RESOURCES				
9.1 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?	No		N/A	
10. BIODIVERSITY (SPECIES AND HABITATS)				
10.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine 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))).	No		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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10.2 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?	No			It is considered that ecology matters can be addressed by an appropriate ecology survey submitted with any formal planning application
11. LANDSCAPE AND VISUAL				
11.1 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 level of designation (international, national, regional or local).	No		No	
11.2 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?)	No	It is in an urban location so will be visible from Fleet Road and from surrounding development .	No	Redevelopment of an existing commercial site in an urban area.
12. CULTURAL HERITAGE/ARCHAEOLOGY				
12.1 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	No	Redevelopment of an existing commercial site in an urban area.	No	Redevelopment of an existing commercial site in an urban area.

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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within)? Where designated indicate level of designation (international, national, regional or local).				
13. TRANSPORT AND ACCESS				
13.1 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?	No	The site is served by the main highway network	N/A	
13.2 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?	No	On the main highway network.	N/A	
14. LAND USE				
14.1 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	The site is in an urban location surrounding by existing development	No	Disturbance during construction and decommissioning phases but Construction Management Plan may be secured via condition. Disturbance during operation phase likely to be minimal.
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
15. LAND STABILITY AND CLIMATE				
15.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic	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.

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conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?				
16. CUMULATIVE EFFECTS				
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No		N/A	
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No	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.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

From the information submitted 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.

19. 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

20. 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

21. REASON FOR SCREENING

NAME

Richard Fidler – Development Manager

DATE

12 October 2022