

date: 27 April 2023  
your reference: ALC813/1  
our reference:  
ask for: Sam Dewar  
email: [s.dewar@dpaplanning.co.uk](mailto:s.dewar@dpaplanning.co.uk)  
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Sent by email to: [James.Rigby@knightsplc.com](mailto:James.Rigby@knightsplc.com)

Dear James,

**Proposal:** EIA screening request for a proposed Outline planning application for the erection of buildings to comprise up to 70.000 square metres (Gross Internal Area) of Class B8 (storage or distribution) floorspace to include ancillary Class E(g) (office) floorspace and provision of associated Infrastructure including utilising existing vehicular access from B1173.

**Site Address:** Land known as Lincs Gateway, Spalding. Grid reference of the centre of the Site is approximately TF245199.

A Supporting Statement has been submitted in support of a request made to South Holland District Council for a Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This was accompanied by additional information/documents/plans covering Noise, Transport, Land Contamination, Landscape, Lighting, Air quality, Flood Risk, and Archaeology.

EIA procedures apply to all applications for EIA development which is defined as Schedule 1 development or Schedule 2 development which is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The proposal as described in your submission does not fall into any of the criteria in the definition of Schedule 1 development under the regulations. It is within the threshold of Part 10 (b) of Schedule 2 however is not considered to have significant effects on the environment by virtue of its proposed use, size and location. The site is not within a 'sensitive area' as defined by the Regulations. The threshold for a development in this category is 0.5ha which would be exceeded in this case. As such, the proposal is a Schedule 2 development and a screening opinion is necessary to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required.

When screening Schedule 2 projects, the local planning authority must take account of the selection criteria in Schedule 3 of the 2017 Regulations. The submitted information by the Applicant has been used to complete a Town and Country Planning (Environmental Impact Assessment) Regulations 2017 EIA screening matrix which is

attached to this screening opinion which assess the proposed development against the criteria of Schedule 3 of the 2017 Regulations.

The proposed development has therefore been screened with reference to the relevant criteria in Schedule 3 and for the reasons explained above, the local planning authority is of the opinion that it is not likely to have significant effects on the environment and as such, the proposed development is not EIA development within the meaning of the Regulations. An Environmental Impact Assessment is therefore not required. The cumulative effects of other developments in the area have been taken into consideration when making this assessment.

You are advised that the local planning authority's opinion on the likelihood of significant environmental effects is reached only for the purpose of adopting this screening opinion under the Environmental Impact Assessment Regulations 2017.

This screening opinion is given without prejudice to any subsequent consideration by the planning authority through the planning application process of the impacts of the proposed development and assessment of the acceptability or otherwise of the proposed development relative to development plan policy and other material considerations.

Yours sincerely,

Mr Sam Dewar BSc MA  
Planning Consultant  
for and on behalf of South Holland District Council