

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

<b>1. CASE DETAILS</b>			
<b>Case Reference</b>	Lincs Gateway Spalding	<b>Brief description of the project / development</b>	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. Outline with means of access to be considered
<b>Appellant</b>	Alcan Properties Limited		
<b>LPA</b>	South Holland		
<b>2. EIA DETAILS</b>			
<b>Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?</b>			NO
<b>If YES, which description of development (THEN GO TO Q4)</b>			
<b>Is the project Schedule 2 development under the EIA Regulations?</b>			YES
<b>If YES, under which description of development in Column 1 and Column 2?</b>			Industrial estate development
<b>Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?</b>			NO
<b>If YES, which area?</b>			
<b>Are the applicable thresholds/criteria in Column 2 exceeded/met?</b>			NO
<b>If yes, which applicable threshold/criteria?</b>			
<b>3. LPA/SOS SCREENING</b>			
<b>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)</b>			NO
<b>If yes, is a copy of the SO/SD on the file?</b>			n/a
<b>If yes, is the SO/SD positive?</b>			n/a
<b>4. ENVIRONMENTAL STATEMENT</b>			
<b>Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?</b>			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.**

<b>A Screening Criteria Question</b>	<b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b>  Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)	<b>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))</b>  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 <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold.</b>
--------------------------------------	--	--

**5. NATURAL RESOURCES**

<b>5.1</b> Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No		N/A	
<b>5.2</b> 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		N/A	
<b>5.3</b> 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		N/A	

**6. WASTE**

<b>6.1</b> Will the project produce solid wastes during construction or operation or decommissioning?	yes		no	Some during construction. Will be subject to a CEMP
---	-----	--	----	---

<b>A Screening Criteria Question</b>	<b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b>	<b>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))</b>
--------------------------------------	--	---

## 7. POLLUTION AND NUISANCES

<b>7.1</b> Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Vehicles during construction and during operations of site from HGV's etc	No	
<b>7.2</b> Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Vehicles during construction and during operations of site from HGV's etc	No	
<b>7.3</b> 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		N/A	
<b>7.4</b> 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		N/A	

## 8. POPULATION AND HUMAN HEALTH

<b>8.1</b> 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	
<b>8.2</b> 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	Based on the assessment significance criteria, the residual effects of the Proposed Development are considered to be not significant for all pollutants assessed at nearby sensitive receptors.	N/A	

## 9. WATER RESOURCES

<b>9.1</b> Are there any water resources including surface	No	Whilst the site falls within Flood Zone 3a and has a "less	N/A	
--	----	--	-----	--

<b>A Screening Criteria Question</b>	<b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b>	<b>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))</b>	
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?	Vulnerable" under flood risk classification, there are sufficient reasons, as identified in the Exception Test and the assessment of failure of flood defences for maintaining the proposed development at its present location.		

## 10. BIODIVERSITY (SPECIES AND HABITATS)

<b>10.1</b> 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		N/A	
<b>10.2</b> 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		N/A	

## 11. LANDSCAPE AND VISUAL

<b>11.1</b> 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	No		N/A	
--	----	--	-----	--

<b>A Screening Criteria Question</b>	<b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b>		<b>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))</b>	
landscape or scenic value on or around the location which could be affected by the project? <sup>1</sup> Where designated indicate level of designation (international, national, regional or local).				
<b>11.2</b> 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	The effects from the Proposed Development are experienced by few sensitive receptors. There are some particularly sensitive visual receptors, in very limited locations who will experience a high to medium degree of change during the short construction phase, however this reduces once the Proposed Development is operational.	N/A	
<b>12. CULTURAL HERITAGE/ARCHAEOLOGY</b>				
<b>12.1</b> 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).	No	The Request is supported by an Archaeological Evaluation which documents the findings of an intrusive investigation undertaken in 2013. Twelve trenches, each measuring 50 metres long by 1.6 metres wide were excavated by mechanical excavator. Removal of topsoil and other overburden was undertaken using a toothless ditching bucket. The exposed surfaces of the trenches were then cleaned by hand inspected for archaeological remains. During the evaluation no prehistoric or Roman remains were encountered. Evidence of post-medieval agricultural activity was revealed in the form of dyings, parallel arrangements of ditches used to enclose small fields. No other remains were encountered and no artefacts were recovered during the works.	N/A	

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

<b>A Screening Criteria Question</b>	<b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b>	<b>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))</b>	
--------------------------------------	--	---	--

### 13. TRANSPORT AND ACCESS

<b>13.1</b> 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		N/A	
<b>13.2</b> 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 main highway network	N/A	

### 14. LAND USE

<b>14.1</b> 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	Houses to NW	No	
<b>14.2</b> 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

<b>15.1</b> 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?	No		N/A	
---	----	--	-----	--

<b>A Screening Criteria Question</b>	<b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b>	<b>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))</b>
--------------------------------------	--	---

**16. CUMULATIVE EFFECTS**

<b>16.1</b> 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**

<b>17.1</b> Is the project likely to lead to transboundary effects? <sup>2</sup>	No		N/A	
--	----	--	-----	--

**18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3**

--	--	--	--	--

**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	
<u>Not</u> likely to have significant effects on the environment	ES not required	X
More information is required to inform direction	Request further info	

**21. REASON FOR SCREENING**

--	--

<b>NAME</b>	SAM DEWAR – PLANNING CONSULTANT
<b>DATE</b>	26/04/2023

<sup>2</sup> 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.