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

1. CASE DETAILS			
Case Reference	25/70040/SCRE	**Brief description of the project / development**	Outline application with all matters reserved except for access, for up to 160 dwellings (Use Class C3), functional open space and associated works.
Appellant	Barratt Redrow		
LPA	HDC		

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)	N/A
Is the project Schedule 2 development under the EIA Regulations?	Yes
If YES, under which description of development in Column 1 and Column 2?	Column 1:10 (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas Column 2:10 (b) (ii) the development includes more than 150 dwellings; and 10 (b) (iii) the overall area of the development exceeds 5 hectares
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	"Sensitive area" means any of the following— (a) SSSI (b) National Park (c) The Broads (d) World Heritage List (e) Scheduled Monument (f) Area of Outstanding Natural Beauty (g) European sites. The site is not within any of the sensitive areas listed above. The site is c. 2.3km west of the Ouse Washes SPA/Ramsar/SAC and SSSI, and c. 1km north west of Berry Fen SSSI.
If YES, which area?	N/A
Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes
If yes, which applicable threshold/criteria?	10 (b) (ii) the development includes more than 150 dwellings; and

	10 (b) (iii) the overall area of the 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?	No

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 REFERING 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) (<u>only if Yes in part 2a</u>) – 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**.	
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?	Yes	The site has an area of approximately 12.55ha and proposes up to 160 dwellings. Large parts of the site consist of commercial orchards, but a small portion of the site is hardstanding associated with agricultural buildings. The topography of the site gently rises from Station Road. The construction and operation of the project would result in physical changes to the topography of the area covered by development.	No	Having regard to the information available, the site as existing is gently sloping and any changes in topography required to accommodate the proposed development would not be significant and would not represent a significant effect for EIA purposes.
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?	Yes	The site is not situated in an extensive mineral safeguarding area. Both the construction phase and operation of	No	The construction materials required for the proposed development are likely to comprise common natural and manufactured materials. Sustainable methods of construction would be considered through the planning application and secured by condition.

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		the project would likely consume natural resources, including those that are nonrenewable or in short supply.		Owing to the site topography, it is unlikely that significant amounts of soil will be required to be removed / brought to the site.
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?	Yes	The site is mostly greenfield land comprising arable land and commercial orchards (excluding the hardstanding and agricultural buildings). The majority of the site is classified as grade 2 agricultural land with only a small portion of the site's frontage being grade 3. The applicant has advised as a commercial orchard the site has declining viability with more than half the orchard requiring re-planting and significant investment to fell and replace trees. The site is not situated in an extensive mineral safeguarding area.	No	Having regard to the size of the site, its classification, the history of the site and the supply of alternative agricultural land in the locality, it is not considered that the loss of the site for agricultural purposes would have a significant effect for EIA purposes.
6. WASTE				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	It is anticipated that solid wastes will be produced during the construction phase of the project and during the ongoing occupation of residential properties (in the form of common sewerage waste and general household waste).	No	Given the scale of the project and the type of development proposed it is expected that any solid waste generated by the construction phase would not be substantial and capable of being managed by the waste hierarchy, in compliance with a Construction Environmental Management Plan. During the operational phase of development,

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				household waste, including sewerage waste will be managed by a wastewater provider and the council's bin collection services. Early discussion with utility providers is encouraged. It is considered unlikely that the quantities of solid waste produced during construction or operation would have significant effects on the environment for EIA purposes.
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Construction operations and ongoing occupation of the project will result in the release of dust, pollutants and noxious substances into the air; most likely from vehicle and machinery emissions.	No	The impacts of dust and vehicle emissions during the construction phase can be managed with best practice measures such as dampening techniques and ensuring that vehicles are not left idling. Such measures could be secured via a Construction Environmental Management Plan which could be secured by condition. In terms of the occupation stage, a Transport Statement and Travel Plan would be required with any application to determine the impacts and any required mitigation. The applicant has stated that it is not anticipated that the proposal will give rise to significant impacts in terms of traffic at the site.

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				It is not considered pollution generated during the construction and occupation stages would be significant for EIA purposes.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Operations involved in the construction of the project will generate noise, vibration and the release of light and/or heat energy, most likely from construction machinery and traffic. Noise and the release of light and heat from the residential properties and associated vehicles will occur over the lifetime of the project.	No	During construction, the generation of noise, vibration and light could be controlled by best practice, secured by a Construction Environmental Management Plan. Once operational, background noise generated by occupants would not be significant or unexpected for a residential area. The release of heat could be controlled by thermal efficiency of the buildings and the use of external lighting is unlikely to be significant and could be controlled by condition if necessary. Having regard to the type and scale of development proposed, the anticipated levels of noise, vibration, light and heat generated are not considered to be significant or uncommon for EIA purposes.
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?	Yes	There is no known contamination on site but this will require further investigation as the site has been in use as an orchard for many years which means there could be land contamination from agricultural pesticides. An impact on coastal waters/the sea is unlikely given geographic location. There does not appear to be any watercourses in the near vicinity. Nevertheless, it is likely that the project, in particular the works carried out	No	The risk of contamination being present on site will require investigation via a land contamination assessment prepared as part of any future planning application, without requiring an EIA. The risks of contamination associated with construction works can be minimised by standard pollution prevention measures and could be secured by a Construction Environmental Management Plan.

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		during construction, including storage and use of fuels and lubricants for plant/machinery, and chemicals used during construction, will all carry some risk of entering the ground.		Unmitigated risks of contamination are considered unlikely to have significant environmental effects for EIA purposes given the scale and nature of the project.
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	There is no readily available evidence that areas on or around the project site are subject to ground pollution or environmental damage. If there are currently unknown pre-existing polluted or environmentally damaged areas in and around the project area, it is considered unlikely, given the scale and nature of the project, that the effects of pollution and/or environmental damage would be significant for EIA purposes.	N/A	
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	The nature and scale of the development would not give rise to a risk of major accidents at any point. Risks can be minimised by standard accident prevention measures. The risk of accidents is not considered likely to have significant environmental effects for EIA purposes given the scale and nature of the project.	N/A	
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)	Yes	Construction phases carry a level of intrinsic risk with regard to plant / machinery operation and accidents can occur 'on-site'. It is considered that the operation phase of the project is likely to involve minimal risk.	No	Risks to health can be minimised by standard accident and contamination prevention measures. The risks of accident/contamination is not considered likely to have significant environmental effects for EIA purposes given the scale and nature of the project.

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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?	Yes	The site is entirely within Flood Zone 1. Huntingdonshire's Strategic Flood Risk Assessment (2024) shows parts of the site at low – high risk of surface water flooding. The highest area of surface water flood risk as to the southern boundary of the site adjacent to Station Road. There does not appear to be any water resources on the site itself or immediately adjacent to the site. There are small ponds located within the gardens of residential properties to the north and south of the site as well as field drainage ditches to the south and west.	No	Given the surface water flood risk on site, a site-specific Flood Risk Assessment (including sequential test) and Drainage Strategy is required to be submitted with any planning application. This will be required to demonstrate that the proposal will not increase any risks of flooding on site or in the area. It is considered that flood risk and impacts to surface waters can be dealt with at application stage and is not significant for EIA purposes.
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	Yes	The proposal is approximately 1km from Berry Fen SSSI and 2.35km from Ouse Washes SSSI and is likely to affect (a) terrestrial SSSI(s). The proposal exceeds 100 residential dwellings. The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that there is potential for the proposed development to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs).	No	Natural England as a statutory consultee would be consulted on any future application for advice on the nature of the potential impacts i.e. visitor pressure and how these might be avoided or mitigated. An Ecological Appraisal, any required surveys and a Biodiversity Net Gain Assessment would be required as part of any future application. It is considered that the impacts on habitats, trees and protected species could be assessed

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woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).		There are extensive areas of orchard on site which may be classified as traditional orchard. Traditional orchards are a long-established and widely distributed habitat and hotspots for biodiversity in the countryside, supporting a wide range of wildlife and containing UK BAP priority habitats and species, as well as an array of Nationally Rare and Nationally Scarce species. They make a significant contribution to biodiversity, landscape character and local distinctiveness.		and any required mitigation/enhancement considered through the planning application and secured by condition.
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?	Yes	The site is greenfield land with extensive areas of orchard and has hedgerow / trees along some of its boundaries. It therefore has the potential to support fauna and habitat of significant ecological value. Without mitigation measures the development could disturb or result in harm to protected flora and fauna.	No	Given the scale of development proposed it is not considered that the proposal will result in significant effects for the purposes of EIA. Any future planning application will need to be accompanied by ecological surveys. Any adverse effects to protected flora and fauna could be avoided by best practices during construction and mitigated by site design and management.
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	Yes	No areas in the vicinity of the site are formally designated as features of high landscape value (e.g. AONB). The site is identified as being within the Central Claylands Landscape Character Area in	No	A Landscape and Visual Impact Appraisal (LVIA) is required and proportionate to the potential impact of the proposed development. Having regard to the scale of development and options for retention/protection of landscape features and mitigation through the design and

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the project?[1] Where designated indicate level of designation (international, national, regional or local).		Huntingdonshire's Landscape and Townscape Supplementary Planning Document 2022. Extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards represent a significant value in terms of the history of these settlements and their identity. The Landscape Townscape SPD notes that the retention, revitalisation and protection of these orchards are of importance to the character of these areas.		layout of the proposed development (e.g. the provision of significant soft landscaping buffer along the sites edges, retention of orchard), it is not considered that the proposal will have significant effects for the purposes of EIA.
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?)	Yes	The topography of the site gently rises from Station Road. Although there is boundary hedging to the west, south and east there are long distance views from the northern boundary. Additionally, a public right of way (PRoW Footpath Bluntisham 4) runs along the site's western edge meaning there are views across the site from a public vantage point.	No	Given the nature and scale of the development an appropriate design which incorporates suitable mitigation measures would be sufficient to avoid a significant effect on the landscape for EIA purposes.
12. CULTURAL HERITAGE/ARCHAEOLOGY				
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any	Yes	The proposed site is located roughly 115 metres west of the Bluntisham Conservation Area and given the size of the development, there may	No	Given the intervening distance between the designated heritage assets, it is not considered that the proposal would have a significant effect

[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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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).		be potential impacts to the setting of this designated heritage asset. Listed buildings to the north and east include: Bluntisham House, 2 Rectory Road (Grade IIS) 16 High Street (Grade II) The Old Day School (Grade II) Baptist Chapel Hall (Grade II) Baptist Meeting House (Grade II) 18 High Street (Grade IIS) 26 High Street (Grade II) 32 High Street (Grade II) 36 High Street (Grade II) 38 High Street (Grade IIS) 40 High Street (Grade II) 17 Wood End (Grade II) 22 Wood End (Grade II) 55 Wood End (Grade II) Granary, Wood End (Grade II) 59 Wood End (Grade II) There do not appear to be any Scheduled Monuments in proximity to the site.		on their setting for EIA purposes. Any impact upon cultural heritage assets could be adequately assessed as part of a planning application. The applicant has advise a Heritage Statement will be prepared as part of the planning application. Subject to further investigation of the potential for archaeological remains to be present, and mitigation where required, it is not considered that the proposal would have a significant effect on remains of archaeological importance, for the purposes of EIA.
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?	Yes	A public right of way (PRoW Footpath Bluntisham 4) runs along the site's western edge (outside the site boundary).	No	Having regard to the position of the PRoW in relation to the site, potential mitigation measures could be incorporated within the design (e.g. adequate set-back distances and soft landscaping to provide visual screening) it is not considered that the proposal would have a significant impact for the

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				purposes of EIA.
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?	Yes	The A1123/Station Road is located to the south of the site where access is likely to be taken from. This is a main route from/to St Ives from the west.	No	It is considered the capacity of the highway network and potential mitigation measures (during both construction and occupation) could be adequately assessed by a Transport Assessment, to be informed by the advice of the Local Highway authority (Cambridgeshire County Council), without the need for an Environmental Statement.
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	There are no community facilities/land uses on the project site. The site is in agricultural use. Residential development is located to the east of the project site. There are commercial uses immediately to the south. The settlement of Bluntisham can be described as relatively densely populated and built-up	No	Having regard to the size of the site, its classification, the history of the site and the supply of alternative agricultural land in the locality, it is not considered that the loss of the site for agricultural purposes would have a significant effect for EIA purposes. Having regard to the scale and nature of development proposed, it is not considered that the proposal would result in significant effects for nearby residential properties or existing commercial premises. Disturbance to existing occupants/users of adjacent sites/buildings is most likely to occur during the construction phase which is temporary and can be managed by way of a Construction Environmental Management Plan but is not considered to be significant for EIA purposes.

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14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	The project site is not allocated for development by the adopted Huntingdonshire Local Plan to 2036. The project site was submitted in the Call for Sites 2023 submission - site reference - CfS:230 however has been considered inappropriate for development. The site immediately to the north and east has come forward in the Call for Sites 2023 submission - site reference - CfS:328 but has been considered inappropriate for development.	N/A	
15. LAND STABILITY AND CLIMATE				
15.1 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?	No	Whilst the project would likely be impacted by an extreme climatic condition/occurrence, the location is not considered to be susceptible to the occurrences described. The Flood Risk Assessment submitted with any future planning application would need to demonstrate resilience to future flooding as a result of extreme events linked to climate change.	N/A	
16. CUMULATIVE EFFECTS				
16.1 Could this project together with existing and/or approved development	Yes	Approved developments within Bluntisham and the immediate area:	No	With the scale and nature of the project taken into account, it is considered unlikely that the project would result in significant environmental

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result in cumulation of impacts together during the construction/operation phase?		• Land South Of The A1123 And West Of Bluntisham Road Needingworth – Pending Construction (17/01687/OUT and 19/01166/REM) • Land Rear Of 92 To 108 High Street Needingworth – Pending Construction (18/01073/OUT and 21/01723/REM) • Land North of 10 Station Road Bluntisham – Under Construction (17/01015/OUT and 21/02690/REM) • F Vindis And Sons Ltd Low Road Fenstantion St Ives – Under Construction (20/00285/FUL) • Land North Of 16 The Bank Somersham – Under Construction (19/01790/OUT and 23/00369/REM) Likely cumulative impacts include visual impacts, light pollution impacts, noise impacts, traffic impacts and demand for local services/facilities (e.g. education and health facilities). The cumulative impact of vehicle movements/traffic generation/additional visitor numbers associated with the project must be considered in conjunction with the other residential developments in the locality (see above).		effects for EIA purposes, either in isolation or in conjunction with the other uses/activities in the locality, subject to adherence to mitigation measures which could be secured by condition on a planning permission. Cumulative effects, including vehicle movements and landscape impacts could be adequately assessed by technical reports submitted in support of a planning application, without the requirement for an EIA. Early engagement with utility providers is encouraged.

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		The project would likely be connected to mains services (water, sewage, electricity and gas), but apart from those the project is not anticipated to require consequential development, e.g. new road infrastructure.		
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects?[2]	No	No national transboundary effects are anticipated	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

Characteristics of development

The site has an area of approximately 12.55ha and proposes up to 160 dwellings (Use class C3), functional open space and associated works. The project site is not allocated for development by the adopted Huntingdonshire Local Plan to 2036.

The site is situated to the north of Station Road (A1123) and is located on the western edge of the village extending into the countryside. The majority of the site is classified as grade 2 agricultural land with only a small portion of the site's frontage being grade 3. Large parts of the site consist of commercial orchards, but a small portion of the site is hardstanding associated with agricultural buildings. The site is situated within the Central Claylands Landscape Character Area in Huntingdonshire's Landscape and Townscape SPD (2022). Extensive apple and plum orchards formerly dominated much of the eastern part of the area around Somersham and Bluntisham, meaning the remaining orchards on site represent a significant value in terms of the history of these settlements and their identity.

A significant change in topography is not anticipated to accommodate the proposed development. The site contains traditional orchard and has the potential to support protected species and their habitat. It is anticipated that impacts on ecology/biodiversity could be adequately assessed and where necessary mitigated, by ecological surveys undertaken to support any future planning application, without the need for EIA. The proposal has the potential to have landscape impacts, as such a Landscape and Visual Impact Appraisal (LVIA) is required and proportionate to the potential impact of the proposed development. It is considered that landscape impacts can be adequately assessed and controlled via any future planning application, without the need for EIA.

The proposed development will not require any works which are unusual or complex and accordingly no significant effects are anticipated with regard to production of waste, pollution and nuisance, risk of accidents or risks to human health. Any risks in this regard can therefore be adequately assessed and controlled via any future planning application, without the need for EIA.

The project site is located adjacent to recent residential development and there are existing commercial and residential properties to the south. As part of any future planning application the technical documents submitted in support, would be expected to consider any cumulative impact at an appropriate scale to catch all potential effects, including landscape and visual effects, vehicle movements, flood risk and drainage. Nevertheless, having regard to the type and scale of development proposed, it is anticipated that effects (both individual and in combination effects) would be relatively localised and therefore would not be significant in EIA terms.

Location of development

The project site does not form part of any of the environmentally sensitive areas listed under 2 (c) i-vi of Schedule 3 Regulation 5(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The project site is located within the Parish of Bluntisham and to the west of the built-up area in the countryside. The proposed development would extend the village significantly into the countryside altering the landscape and character of the village and surrounding countryside, and could fundamentally impact the history, character and identity of the settlement through the removal of orchards. However, it is considered that the landscape and visual effects (including cumulative effects) could be assessed by a Landscape and Visual Assessment submitted with any future planning application.

Sections 7 and 8 (above) address the anticipated impacts of the proposal with regard to the local landscape and cultural historical/archaeological assets. The project is considered unlikely to have a significant impact in EIA terms upon the landscape and any historical assets, subject to mitigation measures (including a sensitive design incorporating substantial landscape buffers and retention of orchard). The full archaeological potential of the site is unknown at the time of writing, although a desk-based assessment should reveal the extent of any archaeological assets and any mitigation required.

Characteristics of the potential impact

Probable environmental impacts, which will need to be assessed as part of any future planning application include: landscape and visual impacts, ecology / biodiversity, traffic generation / highways, pollution (including noise, light and emissions), flood risk and drainage. It is considered that these impacts (including cumulative impacts) would be localised in their extent and in some cases the impacts would be time limited to the construction period. Furthermore, it may be possible to reduce some impacts by way of mitigation - the specifics of which would be identified following a full assessment of the anticipated impacts of the project.

As impacts are expected to be localised the population size affected by the proposals would not be significant in EIA terms. The project would increase the population of the village but not on a scale that would result in significant social and economic effects over a wide area. The likely extent of impacts associated with the proposal is not therefore considered to be strategic or substantive in EIA terms.

The proposal has the potential to have landscape impacts, as such a Landscape and Visual Impact Appraisal (LVIA) is required and proportionate to the potential impact of the proposed development. It is considered that landscape impacts can be adequately assessed and controlled via any future planning application, without the need for EIA.

The proposal could impact the traditional orchard habitat on the site however it is considered these impacts could be fully assessed during the consideration of any subsequent planning application via the submission of an Ecological Assessment including Biodiversity Net Gain report.

Traffic generated by the project is not likely to cause significant environmental effects over a wide area, both on its own and in combination with planned developments. The highway impacts could be adequately assessed by way of a Transport Assessment and pre-application from the Highway Authority is encouraged.

Pollution generated during construction is not expected to be unusual or hazardous and could be controlled by best practice construction measures via a Construction Environmental Management Plan which could be secured by condition. During occupation the predominant waste products generated by the project will be human sewage and wastes from domestic properties. These wastes are unlikely to be produced at a significant scale given the size of the project. The treatment of these wastes would rely on conventional means to be provided by utility providers. The environmental effects of these wastes are unlikely to have significant environmental effects over a wide area. Early discussion with utility providers is encouraged.

The effects likely to arise, while lasting and irreversible given the permanent nature of the development project, would not extend over a wide geographical area. Cumulative significant environmental effects in the wider locality are unlikely. No transboundary impacts are envisaged.

Conclusion

It is considered, in light of available information, that the proposal would not have a significant impact in EIA terms and that any impacts would be more localised to the site. As a result, the Local Planning Authority consider that an ES is not required to accompany any future planning application under the terms of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended. There are

nevertheless a number of factors which would have to be fully assessed should a planning application be submitted.

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**	
<u>Not</u> likely to have significant effects on the environment	ES not required	

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DATE	25.04.2025