

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

<b>CASE DETAILS</b>			
<b>Case Reference</b>	19/01707/OUM	<b>Brief description of the project / development</b>	Outline planning application for the demolition of existing buildings and erection of up to 173 dwellings and provision of land for community facilities (sports pitches and burial ground), including access (not internal roads), open space, sustainable urban drainage systems and associated landscaping. All matters reserved apart from access.
<b>Applicant</b>	Linden Limited		
<b>LPA</b>	East Cambridgeshire District Council		
<b>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>			10b
<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>			YES
<b>If yes, which applicable threshold/criteria?</b>			The development is more than 150 dwellings
<b>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>			
<b>If yes, is the SO/SD positive?</b>			YES/NO/NA
<b>ENVIRONMENTAL STATEMENT</b>			
<b>Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?</b>			YES/ <u>NO</u> /NA

**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	<b>(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons</b> (Yes/No or Not Known (?) or N/A)		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?</b> (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 <b>(If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')</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>	
<b>1. NATURAL RESOURCES</b>				
<b>1.1</b> Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	A landscaped bund of 2.5m would be accommodated on the north eastern side of the site, to mitigate against potential noise from the A142 road, to the east.	No	Not considered significant as the proposal would be adjacent to existing landscaping features
<b>1.2</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?	Yes	Land. The proposed development would involve built form on greenfield land. The proposed development would also use soil, water, energy and materials as part of the construction. The proposal would also result in energy and water demands during use.	No	The amount of resource needed for this site is not expected to be significant.
<b>1.3</b> Are there any areas on/around the location which contain important, <b>high quality or scarce resources</b> which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes	Loss of agricultural land	No	The site has been allocated for residential development within the Sutton neighbourhood Plan.  The District has large areas of agricultural land.  The loss of this land has been planned for and its loss would not have a significant impact on food production.

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<b>2. WASTE</b>				
<b>2.1</b> Will the project produce solid wastes during construction or operation or decommissioning?	Yes	The proposed development would involve the removal of waste materials during construction and waste/recycling during operation.	No	Use of planning conditions to minimise impact of waste removal (Waste Management Plan). Operational waste is unlikely to have short term impact however no significant impact as minor due to the size of development.  The amount of waste produced is not expected to be high or significant.
<b>3. POLLUTION AND NUISANCES</b>				
<b>3.1</b> Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Potentially, from the construction phases of development, from construction traffic and during operation	No	Not significant and could be mitigated by the use of planning conditions to ensure that this impact is minimised during construction. No significant adverse impacts. It is expected that normal health and safety procedures will be followed.
<b>3.2</b> Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	From construction phase of development. Conditions can be used to mitigate light from development once operational and during operation.	No	As above. Use of conditions to mitigate against unnecessary light and noise pollution etc. No significant adverse impacts.
<b>3.3</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?	Yes	The proposal includes a burial ground on the north western side of the site which could impact on groundwater.	No	Use of conditions through appropriate assessments to ensure that any water pollution is mitigated and safeguarded.
<b>3.4</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	

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<b>4. POPULATION AND HUMAN HEALTH</b>				
<b>4.1</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?	Not known	If good health and safety practices are carried out, the risk should be minor.	No	Very low risk. No significant adverse impacts.
<b>4.2</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)	Yes	Potential for noise pollution to future occupiers in properties located close to the A142. Noise Assessment submitted as part of application which identifies this concern and recommends mitigation measures to minimise impact.	No	Noise mitigation measures identified and would form part of a planning condition to ensure that any noise impacts are minimised. No significant adverse impacts on human health.
<b>5. WATER RESOURCES</b>				
<b>5.1</b> 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	Potential underground water resource impact from the proposed burial ground. Further work is currently continuing to establish the impact and mitigation measures required to minimise impact on flood risk and contamination of existing water resources.	Not known	Awaiting conclusions of the assessments to determine impact, however it is considered that the impact would not be significant on water resources and any mitigation measures could be included by the imposition of planning conditions.
<b>6. BIODIVERSITY (SPECIES AND HABITATS)</b>				
<b>6.1</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	Yes	The site is situated within 2000km of a SSSI (Ouse Washes) which is a Statutory Nationally Designated Site which also includes RAMSAR, SAC, and SPA, located to the West of the site, either side of the New Bedford River. The site is not situated within the Goose and Swan IRZ and therefore an HRA is not required.	No	No significant impacts. Natural England have not requested an HRA to be submitted as the site is outside of the Goose and Swan IRZ. Natural England sent guidance relating to recreational pressure from the development. The proposal would provide larger areas of open space, habitat creation areas, and sports facilities, and as such would not have a significant impact on additional recreational pressure on the SSSI, RAMSAR,

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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))).				SAC, SPA or Goose and Swan IRZ.
<b>6.2</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	An ecology report was submitted as part of the application. No protected species found on site, although records show that grass snake are present within 2km of the site. Existing tree lines and hedges around the site offer potential foraging habitats for bats and birds.	No	The site has low potential for reptiles to be found within the development site and mitigation measures should be put into place if any are found unexpectedly. Further surveys are not recommended as the impact is considered to be negligible. The existing buildings on site are not considered suitable for bat roosts and as such no further survey is required. Retention of existing vegetation on site and enhancement through additional tree, woodland and hedgerow planting together with wildflower and shrub planting around the perimeter of the site to create a landscaped edge. Suitable planning conditions will be appended to deal with this. No significant impact.
<b>7. LANDSCAPE AND VISUAL</b>				
<b>7.1</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 landscape or scenic value on or around the location which could be affected by the project? <sup>1</sup> Where designated indicate	No		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.

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level of designation (international, national, regional or local).				
<b>7.2</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?)	Yes	The site is highly visible to existing householders adjacent to the site (which is still currently under construction – Phase 1) and from the A142 highway immediately to the East	No	There is a natural landscaped buffer between the proposed development and the A142 which would help to minimise visibility. Site is situated between existing development and the A142, so while this is an edge of settlement location, no impact on medium to long views. The proposed development would result in a visual change in the landscape character of the area from open fields to residential built form, however this would be against existing built development and planning conditions would secure details of the soft landscaping around the north, east and west edges of the development site to assimilate the development within the surrounding open landscape. No significant impacts.
<b>8. CULTURAL HERITAGE/ARCHAEOLOGY</b>				
<b>8.1</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).	Yes	The site has some local archaeological significance of Mid-Iron Age and Roman in the north-west corner of the site.	No	The use of a condition to require a Written Scheme of Investigation to mitigate against the loss of any significant archaeology. No significant impact.
<b>9. TRANSPORT AND ACCESS</b>				
<b>9.1</b> Are there any routes on or around	Yes	To the south west of the site there are existing	No	No significant impact as this access will not be

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the location which are used by the public for access to recreation or other facilities, which could be affected by the project?		playing fields and sports pitches which is currently accessed via The Brook		affected by the proposed development.
<b>9.2</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?	Yes	The A142 is a busy road at peak times. The proposed development would involve construction vehicles using this route and the routes into the main village to access the site. Ely Road from the A142 is the main road into Sutton, leading onto The Brook and then joining High Street which are also busy at peak times. Also additional traffic to and from the development site from the roundabouts at Witchford and Ely which join the A142. County Council Transport Team is currently assessing further information submitted.	Not known	Unlikely to have a significant impact to warrant an ES, but comments still awaited from the County Transport Team.
<b>10. LAND USE</b>				
<b>10.1</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	The site is adjacent to a housing development, currently under construction, and nearby existing dwellings. To the south west of the site is existing playing fields.	No	Use of planning conditions to minimise residential amenity impacts as part of any planning permission. The proposed burial ground and sports pitches are located adjacent to each other and close to existing sports facilities to the south of the site. No significant impact.
<b>10.2</b> Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
<b>11. LAND STABILITY AND CLIMATE</b>				
<b>11.1</b> Is the location susceptible to	No		N/A	

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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?				
<b>12. CUMULATIVE EFFECTS</b>				
<b>12.1</b> Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes	The site adjacent, to the south, is currently being developed for housing, for 77 units.	No	Whilst cumulative impact is likely, this is considered to be low and not significant to warrant an Environmental Statement.
<b>13. TRANSBOUNDARY EFFECTS</b>				
<b>13.1</b> Is the project likely to lead to transboundary effects? <sup>2</sup>	No		N/A	

<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.



## 5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

It is considered that the proposed development would not give rise to any significant impacts upon the existing road network or the surrounding environment and an ES will not be required.

## 6. SCREENING DECISION

<b>If a SO/SD has been provided do you agree with it?</b>	YES/NO/ <b>NA</b>
<b>Is it necessary to issue a SD?</b>	YES/ <b>NO</b> /NA
<b>Is an ES required?</b>	YES/ <b>NO</b> /NA

## 7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

### OUTCOME

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

<b>NAME</b>	Angela Briggs
<b>DATE</b>	18 <sup>th</sup> June 2020

<b>NAME</b>	Rebecca Saunt
<b>JOB TITLE</b>	Planning Manager
<b>DATE</b>	22 June 2020