

Environmental Impact Assessment Screening Report.

Former BAT Site, Headway, Great Oakley, NN18 8HT.

On behalf of Pontiac Estates LLP.

Date: 25/04/2024 | Pegasus Ref: P23-2027



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
Draft	23/04/2024	CM	SD	-
Final	25/04/2024	CM	SD	Client comments.



Contents.

1. Introduction.....	3
Requirement for EIA.....	4
2. Description of the Site and the Proposed Development	6
Site Location and Context	6
Planning History	6
Environmental Baseline Conditions.....	7
The Proposed Development	10
Mitigation.....	11
3. EIA Screening Assessment.....	14
4. Conclusion.....	34

Appendices.

Appendix 1: Site Location Plan.....	36
-------------------------------------	----

1. Introduction

- 1.1. Pegasus Group on behalf of Pontiac Estates LLP ('the Applicant') seek a formal Environmental Impact Assessment (EIA) Screening Opinion pursuant to Regulation 6 of *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (the 'EIA Regulations') in respect of a planning application on land at the former British American Tobacco (BAT) site located on Headway in Great Oakley, North Northamptonshire ('the Site'). It is the intention that an outline planning application will be submitted in support of the demolition of existing structures on the Site and the construction of up to 250 dwellings and associated infrastructure and works ('the Proposed Development').
- 1.2. This report accompanies the request to North Northamptonshire Council (NNC) to adopt a Screening Opinion to determine whether the Proposed Development constitutes EIA development.
- 1.3. A Site Location Plan is included at **Appendix 1**.
- 1.4. This Screening Report summarises the Site's baseline conditions identifies any of its key environmental characteristics. This is to determine whether there is a likelihood of significant environmental effects as a result of the Proposed Development and to enable an informed decision to be made on the requirement for EIA.
- 1.5. Provision for the request of a Screening Opinion from an LPA is made within Regulation 6 of the EIA Regulations, which states:
 - (1) *"A person who is minded to carry out development may request the relevant planning authority to adopt a Screening Opinion.*
 - (2) *A person making a request for a screening opinion in relation to a development where an application for planning permission has been or is proposed to be submitted must provide the following:*
 - (a) *A plan sufficient to identify the land;*
 - (b) *A description of the development, including in particular:*
 - i) *A description of the physical characteristics of the development and, where relevant, of demolition works;*
 - ii) *A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
 - (c) *A description of the aspects of the environment likely to be significantly affected by the development;*
 - (d) *To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:*
 - i) *The expected residues and emissions and the production of waste, where relevant;*
 - ii) *The use of natural resources, in particular soil, land, water and biodiversity;*

(e) Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.”

- 1.6. As required by the EIA Regulations, the request for a Screening Opinion is accompanied by the information listed above.

Requirement for EIA

- 1.7. In order to determine whether the Proposed Development constitutes ‘EIA development’, regard must be had for the EIA Regulations and supporting Planning Practice Guidance (PPG)¹. EIA development is defined by the EIA Regulations as development: *“likely to have significant effects on the environment by virtue of factors such as its nature, size or location”*.

- 1.8. The procedures for carrying out EIA of a development project are set out within the EIA Regulations. The EIA Regulations require that for certain projects, an EIA must be undertaken. Schedule 1 of the 2017 Regulations lists developments that always require EIA. Schedule 2 of the EIA Regulations lists developments that may require EIA if it is considered that they could give rise to significant environmental effects. In deciding whether a Schedule 2 development requires EIA, Regulation 5(4) of the EIA Regulations states:

“Where a relevant planning authority or the Secretary of State has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority or Secretary of State must take into account in making that decision:

(a) any information provided by the applicant;

(b) the results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State; and

(c) such of the selection criteria set out in Schedule 3 as are relevant to the development”.

- 1.9. As required by the EIA Regulations, this request for a Screening Opinion is accompanied by;
- A plan sufficient to identify the land (see Site Location Plan at **Appendix 1**);
 - A description of the Proposed Development (see Chapter 2 of this report); and
 - A description of the aspects of the environment likely to be significantly affected by the development and a description of any likely significant effects of the Proposed Development on the environment against the EIA Screening Criteria as set out in Schedule 3 of the EIA Regulations (refer to Chapter 3 of this report).
- 1.10. Once a Local Authority is in receipt of a request for a Screening Opinion, the EIA Regulations (Regulation 6 (6)) state that a Screening Opinion should be adopted within three weeks of receiving a request or such longer period, not exceeding 90 days from the date on which the request was made Regulation 5 (5) also stipulates that the planning authority must:

¹ Environmental Impact Assessment – GOV.UK (www.gov.uk)

“a) state the main reasons for their conclusions with reference to the relevant criteria listed in Schedule 3;

b) if it is determined that proposed development is not EIA development, state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment; and

c) send a copy of the opinion or direction to the person who proposes to carry out, or who has carried out, the development in question.”

- 1.11. Accordingly, we request that NNC adopt a Screening Opinion with details of the reason for their decision within three weeks of receipt of this report.

2. Description of the Site and the Proposed Development

Site Location and Context

- 2.1. The Site (see **Appendix 1** – Site Location Plan) centred at National Grid Reference 486557, 285433 extends to approximately 9.4 hectares (ha) and is located on the south-western edge of the urbanised area of Corby, within the suburb of Great Oakley. The Site comprises the former BAT site, consisting of large sheds / warehouses, areas of hardstanding and vegetation including grass, trees and scrub. The buildings on the Site were recently in use as a processing facility to produce tobacco-based products, such as cigarettes. It is understood that this use ceased in December 2019 and the Site has been vacant ever since. The levels on the Site generally fall towards its southern boundary.
- 2.2. To the north, the Site is bound by a road called 'Headway', along which are existing residential dwellings. A band of well-established trees that includes areas of well-established hedgerow bounds the east of the Site, with an open field and a road known as 'Mill Hill' located beyond. The south of the Site is bound by a hedgerow that demarcates the open field boundaries located beyond. Finally, the west of the Site is bound by the curtilages of residential dwellings located on Conyger Close which are associated with the suburb of Great Oakley.
- 2.3. The Site is accessed from Headway.
- 2.4. The Oakley Hay Industrial Estate, and Corby railway station are located approximately² 450m to the north-west, and 4km to the north-east of the Site, respectively. Harpers Brook is 50m to the south of the Site and is hydrologically connected to the River Nene, located 15km to the south-east of the Site. The wider area of the Site is characterised by residential settlement, agricultural fields, industrial / employment areas, areas of woodland and the local road network.

Planning History

- 2.5. The buildings on the Site were recently in use as a processing facility to produce tobacco-based products, such as cigarettes. It is understood that this use ceased in December 2019 and the Site has been vacant ever since.
- 2.6. Historic planning applications on the Site include:
 - Planning application reference 07/00220/DPA was submitted in June 2007 for the installation of smoking shelters on the Site. This application was permitted in July 2007; and
 - Planning application reference 08/00033/DPA was submitted in January 2008 for the erection of a temporary warehouse on the Site. This application was permitted in March 2008.

² All measurements taken within this report are approximate, from the closest boundary of the Site.

Environmental Baseline Conditions

2.7. There are no internationally designated sites on or within 10km of the Site.

Biodiversity

2.8. The nearest statutory designated sites for ecology and nature conservation are set out below (distances are approximate, measured from the nearest Site boundary):

- Great Oakley Meadow Local Nature Reserve (LNR), 80m to the north-west.
- Kings Wood LNR, 1.3km to the north;
- Pipewell Woods Site of Special Scientific Interest (SSSI), 2.1km to the west;
- River Ise and Meadows SSSI, 2.1km to the south;
- Alder Wood and Meadow SSSI, 2.5km to the west; and
- Geddington Chase SSSI, 3.3km to the east.

2.9. The Site is located within a SSSI Impact Risk Zone; however, none of the criteria are relevant to the Proposed Development (aviation proposals; minerals, oil and gas proposals; livestock (including poultry) proposals; slurry lagoons and digestate store proposals; and manure store proposals).

2.10. A local Green Infrastructure Corridor under Policy 19 of NNC's Joint Core Strategy covers the majority of the Site. Further, the Site falls under the Nene Valley Nature Improvement Area.

2.11. A Local Wildlife Site (LWS) is located to the south of the Site and falls within the boundary of Kettering Council.

2.12. No areas of Ancient Woodland exist on or immediately adjacent to the Site. The closest area of Ancient Woodland is 'Old Kings Wood', located 1.3km to the north of the Site.

Landscape and Views

2.13. The Site lies within National Character Area (NCA) 92: Rockingham Forest³ and is not located within or in proximity to a National Landscape, National Park or an Area of High Landscape Value.

2.14. The nearest National Landscape is the Cotswolds National Landscape, located 60km to the south-west of the Site.

2.15. Google Maps indicates that a view into the Site can be achieved by facing south-east from Headway and looking through the gated entrance that served the former BAT site. Further

³ Natural England (2014) NCA Profile: 92 Rockingham Forest [online] available at: http://www.naturalengland.org.uk/publications/nca/rockingham_forest.aspx [last accessed 12th April 2024].

glimpsed views into the Site though may be achievable through the well-established boundary vegetation from some of those properties located on Conyger Close. Other than this, the Site is considered to be visually screened by well-established boundary vegetation.

- 2.16. There are no trees that are the subject of a Tree Preservation Order (TPO) on or immediately adjacent to the Site. The closest area of TPO trees is located 150m to the north-east of the Site, under NNC's reference TPO/68/56.
- 2.17. There are no Public Rights of Way (PRoWs) on, or adjacent to the Site. The closest PRoW is Footpath UB31, located adjacent to Mill Hill beyond the eastern boundary of the Site, connecting to Woodlands Lane.

Cultural Heritage

- 2.18. There are no World Heritage Sites or Registered Battlefields located on or within 10km of the Site. The closest Scheduled Monument is 'Cistercian Abbey and Medieval Settlement at Pipewell' (Historic England (HE) ref: 1017189), located 2.6km to the west of the Site. The closest Registered Park and Garden is 'Boughton House' (HE ref: 1000375) located 3.3km to the east of the Site.
- 2.19. The Great Oakley conservation area is located 110m to the east of the Site, beyond Mill Hill. A number of listed buildings are in the vicinity of the Site, none of which fall within the Great Oakley conservation area boundary. Two Grade II* listed buildings known as 'Church of St Michael' (HE ref: 1372544) and 'Great Oakley Hall and Attached Gazebo' (HE ref: 1372545) are each located 460m and 520m to the north-east of the Site, respectively. In terms of Grade II listed buildings, those closest to the Site are set out below:
- The Spread Eagle Public House (HE ref: 1051770), 310m to the north;
 - Chest Tomb 6 Metres South of South Porch of Church of St Michael (HE ref: 1051771), 445m to the north-east;
 - Pair of Headstones Approximately 2 Metres South of Chancel of Church of St Michael (HE ref: 1051772), 460m to the north-east;
 - Gates and Gatepiers Approximately 75 Metres West of Great Oakley Hall (HE ref: 1372546), 520m to the north-east;
 - Stables and Coachouse Approximately 75 Metres South East of Great Oakley Hall (HE ref: 1051773), 590m to the north-east; and
 - Lower Lodge Farmhouse (HE ref: 1192228), 1.3km to the west.
- 2.20. There are no indications of any below-ground archaeology on the Site⁴.

⁴ Historic England (2024) Aerial Archaeology Mapping Explorer [online] available at: <https://historicengland.maps.arcgis.com/> [last accessed 6th March 2024].

Water Resources and Flood Risk

- 2.21. A pond is present in the south-eastern area of the Site, likely receiving drainage waters from roofs and hardstanding..
- 2.22. The UK Government's Flood Map for Planning⁵ demonstrates that the Site is located entirely within Flood Zone 1 (<0.1% chance of flooding from rivers or sea in any given year). In terms of surface water flooding, the majority of the Site is indicated as having a very low risk, with the exception of localised areas of low-high risk around the existing built form on the Site, and an area of high risk at the pond in the south-eastern area, likely associated with the topography of the Site.
- 2.23. The bedrock underlying the Site is designated as a Principal Aquifer. There are three historical groundwater abstraction licenses falling within 140m of the Site, each relating to 'general use'.
- 2.24. The Site is not located within a groundwater Source Protection Zone (SPZ) which are identified for the purpose of safeguarding drinking water quality. The closest SPZ (Zone III – Total Catchment) is located 16km to the north-east of the Site.

Ground Conditions and Contamination

- 2.25. A Phase 1 and 2 Environmental Site Assessment Report⁶ has been prepared for the forthcoming planning application which sets out that the levels on the Site generally fall towards the south.
- 2.26. Based on the former operation that the Site comprised, the likelihood of a significant source of mobile and/or leachable contamination underlying the Site is considered to be low.
- 2.27. The Phase 2 work confirmed that the majority of determinants tested were not present in samples above laboratory detection limits, and those present above the detection limits generally remained orders of magnitude below the respective guideline value for residential use. The exception to this is a sample comprising an elevated beryllium in one sample at 1.6x the guideline value for residential use. However, this sample penetrated a gravel sub-surfaced roadway at the north-east of the Site and the exceedance is considered to be an artefact of this caused by small particles of the gravel being picked up with the sample.
- 2.28. No asbestos was detected in any of the samples. The Phase 1 and 2 Reporting confirmed the presence of Asbestos Containing Materials (ACMs) in a number of areas throughout the existing structures, consisting of surface coatings, fire board, floor tiles, lagging/insulation, and gaskets.
- 2.29. The results of the Phase 1 and 2 Environmental Work performed suggests that the Site can be considered to be largely free from contamination.

⁵ UK Government (2024) Flood Map for Planning [online] <https://flood-map-for-planning.service.gov.uk/> [last accessed 15th April 2024].

⁶ Adeptus Environmental (2023) Phase 1 & 2 Environmental Site Assessment Report: BAT Corby

Air Quality

- 2.30. The Site is not located within an Air Quality Management Area (AQMA). The nearest AQMA is 'Leicester AQMA', located 31km to the north-west and was declared by Leicester City Council in 2000 for annual mean exceedances of NO₂, with the source attributed to road transport.

Noise

- 2.31. The Site is not located within or adjacent to a Noise Important Area. The closest Noise Important Area is located 1.7km to the north-west of the Site on Viking Way. The noise climate on the Site is likely to be influenced by traffic movements on the road network; noise associated with residential settlement; intermittent industrial activity arising from Oakley Hay Industrial Estate and intermittent farming practice on those agricultural land parcels in the vicinity of the Site.

Soils and Agricultural Land

- 2.32. The Site is provisionally classified as comprising Grade 3 Agricultural Land, under Natural England's Agricultural Land Classification (ALC) mapping. Grade 3 Agricultural Land is classified as moderate to good quality land.

The Proposed Development

- 2.33. Whilst the proposals are still emerging, for the purpose of this Screening Request, the Proposed Development is considered likely to consist of:
- The demolition of all existing structures on the Site;
 - Residential development of up to 250 dwellings,
 - Natural Green Space;
 - A Local Equipped Area for Play (LEAP);
 - Sustainable Drainage Systems (SuDS); and
- 2.34. The Proposed Development will include affordable housing provision.
- 2.35. Vehicular access will be direct and integrated, taken from the existing access point from Headway. A pedestrian connection will also be provided from Headway to the east of the vehicular access point.

Mitigation

- 2.36. In accordance with Regulation 6(2) of the EIA Regulations, a number of mitigation measures have been committed to at the screening stage as part of the Proposed Development. The below mitigation is considered standard best practice on a demolition and construction site.

Demolition / Construction Environmental Management Plan

- 2.37. In order to avoid significant environmental effects during the construction phase, best practice measures will be implemented through a Demolition / Construction Environmental Management Plan (D/CEMP), which will be secured by a planning condition. This is likely to include measures such as:

- The broad plan of the work programme, including working hours and delivery times;
- A table showing the objectives, activities (mitigation/optimisation measures), and responsibilities for the implementation of those activities;
- Institutional arrangements for its implementation and for environmental monitoring: responsibilities, role of the environmental authorities, participation of stakeholders;
- Details of prohibited or restricted operations (location, hours etc.);
- Contact during normal working hours and emergency details outside working hours;
- Provision for reporting, public liaison, and prior notification of particular construction related activities;
- The mechanism for the public to register complaints and the procedures for responding to any complaints; and
- The details of proposed routes for Heavy Good Vehicles (HGVs) travelling to and from the Site.

- 2.38. With regard to the ACMs that are present on the Site, the handling of such materials will be strictly controlled by the appointed contractor(s) in accordance with *The Control of Asbestos Regulations 2012*⁷.

- 2.39. A Construction Traffic Management Plan (CTMP) will also be implemented as part of the D/CEMP. All management of demolition and construction traffic and access will be carried out in accordance with the CTMP, as set out below:

- Planning and managing both vehicle and pedestrian routes;
- The elimination of reversing, where possible;

⁷ UK Statutory Instruments (2012) The Control of Asbestos Regulations 2012 [online] available at: <https://www.legislation.gov.uk/uksi/2012/632/contents/made> [last accessed 22nd April 2024].

- Safe driving and working practices;
- Protection to the public;
- Adequate visibility splays and sight lines;
- Provision of signs and barriers; and
- Adequate parking for off-loading storage areas.

2.40. Additional mitigation measures will include adherence to best practice measures during the demolition and construction phases, such as through a D/CEMP.

2.41. Prior to the demolition and construction phase, a Site Waste Management Plan (SWMP) will be produced by the developer to limit the on and off-Site environmental impact of waste arising from these phases of the Proposed Development. The SWMP will be secured via planning condition and will detail:

- Materials that can be re-used or recycled;
- Waste reduction;
- Waste segregation;
- Waste recovery; and
- Waste disposal.

Travel

2.42. Once operational, a Travel Plan will be implemented which will include measures and targets monitored by a Travel Plan Coordinator to promote sustainable and active travel by residents and visitors and reduce transport movements and subsequently, reduce emissions. A Transport Assessment that fully assesses the highway impacts of the Proposed Development combined with other committed developments in the locality, and Travel Plan will be submitted as part of the planning application package.

Biodiversity

2.43. The mitigation set out below is standard best practice on construction sites. Pollution control measures contained within the D/CEMP will be adopted to avoid and mitigate any impacts associated with construction in proximity to the pond in the south-eastern area of the Site, and Harper's Brook beyond the Site's southern boundary.

2.44. With regard to the potential for nesting birds within trees and scrub, any clearance of the Site should be undertaken outside of nesting bird season (i.e., 1st March to 31st August). Should any clearance be undertaken within the nesting bird season, a nesting bird check by a qualified ecologist will confirm the presence / likely absence of nesting birds in these areas 48 hours prior to clearance. If active nests are discovered, then site works will cease until the nest is deemed inactive.

- 2.45. All existing buildings and structures will be surveyed for prior to their demolition to avoid the potential for significant effects on biodiversity.
- 2.46. Ecological supervision will be undertaken during the clearance of the Site as necessary to ensure the risk of injury of killing of any potential fauna is minimised, in accordance with standard best practice.

Arboriculture

- 2.47. Several trees are located within the field boundaries of the Site. Any trees to be retained in proximity to areas of development activity, including areas for new surfacing, services, work site compounds and storage will be protected to ensure they are not damaged. This will be achieved with the use of temporary tree protection fencing in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction'⁸, to prevent access within the Root Protection Zone or canopy spread of trees. Where access is unavoidable, alternative protection arrangements such as ground protection (sufficient to protect the structure of the soil from compaction), and / or access facilitation pruning (to ensure a reasonable clearance for operations is provided) will be required.

⁸ BSI Standards Publication (2012) Trees in relation to design, demolition and construction – Recommendations.

3. EIA Screening Assessment

3.1. In determining whether an EIA is required to assess the Proposed Development a thorough screening analysis has been undertaken, taking into account the requirements of Schedule 3 of the EIA Regulations. The screening analysis gives consideration to the following:

- 1) Is the Proposed Development a type listed in Schedule 1?
- 2) If determined not to be Schedule 1 development, is the Proposed Development a type listed in Schedule 2? (Given consideration to whether the site is located within a 'sensitive area' as defined by the EIA Regulations?)
- 3) Is the Proposed Development likely to lead to significant effects on the environment?

3.2. The screening analysis is presented below with reference to the EIA Regulations and supporting PPG.

1) Is the Proposed Development a type listed in Schedule 1?

3.3. For Schedule 1 developments EIA is mandatory, the Proposed Development is not of a type listed in Schedule 1.

2) If determined not to be Schedule 1 development, is the Proposed Development a type listed in Schedule 2?

3.4. 'Schedule 2 development' means development (other than exempt development) of a description mentioned in column 1 of the table in Schedule 2 of the EIA Regulations where—

(a) any part of that development is to be carried out in a sensitive area⁹; or

(b) any applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development

3.5. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development if it is likely to have significant effects on the environment by virtue of factors such as its nature, size or location (Regulation 2).

Is the site located within a 'sensitive area' as defined by the EIA Regulations?

3.6. Sensitive areas are defined in the EIA Regulations as:

- SSSI's and European-designated Sites;

⁹ Sensitive areas are defined in the EIA Regulations as:

- SSSI's and European-designated Sites;
- National Parks, the Broads, and National Landscapes; and,
- World Heritage Sites and Scheduled Monuments.

- National Parks, the Broads, and Areas of Outstanding Natural Beauty (now known as National Landscapes); and
 - World Heritage Sites and Scheduled Monuments.
- 3.7. The Site is not located within a Sensitive Area as defined by the EIA Regulations. As set out above, there are no European designated sites within 10km of the Site; the nearest SSSI is Pipewell Woods SSSI at 2.1km to the west; the Cotswolds National Landscape is 60km to the south-west; and the Scheduled Monument ‘Cistercian Abbey and Medieval Settlement at Pipewell’ is located 2.6km to the west of the Site. Furthermore, no World Heritage Sites are within 10km of the Site.

Applicable thresholds and/or criterion

- 3.8. The Proposed Development is of a type listed in Schedule 2 and falls in Class 10 ‘Infrastructure Projects’, subsection (b) ‘Urban Development Projects’. The EIA Regulations identify a series of thresholds for Schedule 2 projects to assist with establishing whether the potential for significant environmental effects exists such that an EIA would be required. The EIA Regulations state that for ‘Urban Development Projects’ an EIA may be required for developments that *“include more than 150 dwellings or the overall area of the development exceeds 5 hectares”*. As the area of the Site is 9.4 ha and the Proposed Development comprises up to 250 residential dwellings, it exceeds the relevant thresholds. As such, this EIA Screening Report has been prepared to determine whether the Proposed Development is likely to result in significant effects, which would trigger the need for EIA.
- 3.9. Paragraphs O57 and O58 of the PPG provides guidance to help determine whether significant effects are likely. It should be noted that the PPG states that *“only a very small proportion of Schedule 2 development will require EIA”*. In general, it states that the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 3.1 below sets out the indicative criteria, threshold and key issues to be considered as identified in the PPG.

Table 3.1: PPG Indicative Screening Criteria¹⁰

Development Type	Indicative criteria threshold	Key issues to consider
10 (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5	Physical scale of such developments, potential increase in traffic emissions and noise.

¹⁰ PPG EIA Thresholds Table [online] available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf [last accessed 15th April 2024].

Development Type	Indicative criteria threshold	Key issues to consider
	hectares; or (ii) it would provide a total of more than 10,000 m ² of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).	

3.10. Consideration is given to the types of impact, including the potential increase in traffic, emissions and noise within Question 3 below.

4) Is the Proposed Development likely to lead to significant effects on the environment?

3.11. Schedule 3 of the EIA Regulations sets out selection criteria which should be considered when determining whether EIA is required and includes: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors, as listed in Schedule 3 of the EIA Regulations, are set out below:

Characteristics

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and;
- the risks to human health (for example, due to water contamination or air pollution).

Location

- the existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- the absorption capacity of the natural environment.

Types and Characteristics of the Potential Impact

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);

- the nature of the impact;
 - the transboundary nature of the impact;
 - the intensity and complexity of the impact;
 - the probability of the impact;
 - the expected onset, duration, frequency and reversibility of the impact;
 - the cumulation of the impact with the impact of other existing and/or approved development; and
 - the possibility of effectively reducing the impact.
- 3.12. The Planning Inspectorate have produced an EIA screening checklist¹¹ which considers the EIA Regulatory requirements and is used by the planning casework unit and the planning inspectorate when screening for EIA. It is recognised within the Planning Practice Guidance (PPG) that the checklist provides a useful foundation for screening for EIA for Local Planning Authorities, and whilst there is no requirement for its use, this has been utilised within this Screening Report.
- 3.13. The remainder of this section within Table 3.2, therefore assesses the Proposed Development against this EIA Screening criteria and presents an assessment of the environmental effects that could occur as a result of the Proposed Development.
- 3.14. With reference to the criteria, it is our view that the Proposed Development is not likely to have significant effects on the environment by virtue of factors such as its nature, size or location and consequently **does not** require an EIA.

¹¹ Planning Inspectorate (2011) Environmental Impact Assessment Screening Checklist [online] available at: <https://www.gov.uk/government/publications/environmental-impact-assessment-screening-checklist> [last accessed 15th April 2024].

Table 3.2: Planning Inspectorate PPG EIA Screening Checklist

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?)) or N/A)	Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?)) or N/A)
1. Natural Resources		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	N Subsequent to the demolition of all existing structures and built form on the Site, there would be changes to the Site during the construction phase as soil would be excavated for foundations, drainage and access. However, there will be no material changes to the Site other than localised regrading to achieve development platforms, new access routes and landscaping enhancements. The Proposed Development is intended to be permanent; so decommissioning is not anticipated for the foreseeable future.	N/A
1.2 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?	Y The demolition, construction and operational phases of the Proposed Development will use natural resources in terms of land, water and aggregates. Energy is not a natural resource.	N Any potential effects on natural resources during the demolition and construction phase would be mitigated using best practice measures set out within a D/CEMP, secured via planning conditions and implemented prior to the commencement of the works on the Site. The Proposed Development will be designed to reduce any likely significant effects on natural resource consumption and include sustainable building methods where feasible to minimise energy consumption. The Proposed Development will incorporate all relevant water and energy saving measures, each of which would be secured via planning condition. A Sustainability Statement will be submitted in support of the planning application.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be	Y The Site is not located within an area of important, high quality or scarce resources; however, the areas adjacent to the west, south, and a proportion of the east are covered by a limestone Minerals Safeguarding Area. Furthermore, a LWS that falls within the boundary of Kettering Council adjoins the south of the Site.	N Although those areas adjacent to the west, south and east of the Site are covered by a limestone Minerals Safeguarding Area, the Proposed Development is not anticipated to sterilise this resource (no area of the Site is covered by the Minerals Safeguarding Area). Further, it is considered unlikely that any minerals would be extracted from those areas adjacent to the

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?)) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?)) or N/A)
affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?		The Site is vacant and comprises derelict structures and built form associated with its former use as a tobacco processing facility.	<p>Site, given the existing residential settlement in proximity to the Site.</p> <p>Please see response to Questions 6.1 and 6.2 with regard to the LWS that adjoins the south of the Site.</p> <p>The Site has been previously developed and as such, no significant effects are anticipated as a result of the Proposed Development at the Site.</p>
2. Waste			
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Y	<p>As with nearly all demolition and construction, the proposals will result in waste materials from the preparation and undertaking of works. There would be waste generated by the operational phase of the Proposed Development.</p> <p>The Proposed Development is intended to be permanent, so decommissioning is not anticipated for the foreseeable future.</p>	<p>N</p> <p>The contractor(s) will ensure that demolition, construction and operational waste is managed carefully to maximise recycling and reuse and minimise waste sent to landfill. Any waste arisings during the demolition and construction phases would be managed in accordance with the D/CEMP and all applicable legislation and disposed of in line with best practice.</p> <p>Any waste arisings during the demolition and construction phases will be managed in accordance with the SWMP and all applicable legislation and will be disposed of in line with best practice. Large quantities of construction waste are not anticipated.</p> <p>A SWMP will be prepared (secured via planning condition) which will set out the measures to reduce waste generation during the demolition and construction phases, including identifying opportunities to re-use and recycle on-site (where feasible) and off-site waste, and agreements with material suppliers to reduce the amount of packaging and avoidance of over-ordering. Oper</p> <p>The dwellings will provide infrastructure and facilities that meet the need of residents for segregated storage, optimising the ability to recycle cardboard; glass; cans; foil; paper; plastic bottles; and plastic pots, tubs and trays in line with NNC's</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)
			<p>requirements and managed in accordance with all applicable legislation.</p> <p>Significant quantities of demolition, construction or operational waste are not anticipated as a result of the Proposed Development.</p>
3. Pollution and Nuisances			
<p>3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>Y</p>	<p>During the demolition and construction phase, dust would be generated. There would also be emissions associated with plant and vehicles, namely NO₂, PM₁₀ and PM_{2.5}. The Phase 1 and 2 Environmental Site Assessment Report prepared for the planning application references an Asbestos Survey Report having been performed on the Site, confirming the presence of Asbestos Containing Materials (ACMs) in several areas throughout the existing structures, consisting of surface coatings, fire board, floor tiles, lagging/insulation, and gaskets. Specific demolition practices will be required.</p> <p>As the Proposed Development is for up to 250 residential dwellings and supporting infrastructure, there would be emissions associated with the operational phase of the Proposed Development (e.g., the number of vehicles travelling to and from the Site as a result of future residents and users of the Site).</p> <p>The proposed uses are not associated with hazardous substances or toxic emissions to air. The requirement to store large volumes of hazardous materials is not anticipated. Any such materials required to be used would be stored and handled in accordance with all relevant legislation.</p>	<p>N</p> <p>During the demolition and construction phases, with the implementation of the appropriate mitigation measures, significant changes in air quality are not anticipated. Dust generation during demolition and construction will be managed in accordance with standard best practice measures, enforced through a D/CEMP (secured by planning condition) and therefore dust is not anticipated to generate significant effects. During the demolition phase of the Proposed Development any ACMs will be removed in accordance with requirements within <i>The Control of Asbestos Regulations 2012</i> to ensure the safe removal and disposal of all ACMs. All such measures will form part of the Demolition Method Statement and D/CEMP. These are standard processes which are controlled by the applicable legislative requirements and an EIA would not be required to specify them. These measures will ensure that the demolition works will not result in significant adverse environmental effects.</p> <p>The construction of the Proposed Development will be controlled, with the arrival and departure of Heavy Goods Vehicles (HGVs) dispersed across the working day to avoid a concentration of released pollutants associated with the plant and vehicles required for construction. All management of construction traffic and access will be carried out in accordance with the CTMP, as set out in Chapter 2 of this EIA Screening Report.</p> <p>Opportunities to incorporate cycle parking and electric vehicle charging points within the Proposed Development will be</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?)) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?)) or N/A)
			<p>explored as the design progresses, which would assist in minimising emissions to air. New linked and circular footpath routes will permeate through the Proposed Development and connect to the wider area, facilitating active travel and minimising emissions to air. Furthermore, there are bus stops along Lewin Road (which adjoins Headway) that provide services to Kettering and Corby, contributing to further opportunities for non-car travel.</p> <p>As set out in Chapter 2 of this report, a Travel Plan will be implemented (secured via planning condition) and would encourage measures such as walking, cycling, public transport and car share initiatives. The travel measures are likely to be marketed to residents in the form of welcome travel packs, promoting sustainable and active travel for residents and visitors. The Proposed Development is not considered likely to release levels of pollutants that would significantly affect the environment during all demolition, construction, and operation, following the successful implementation of mitigation measures.</p> <p>A Travel Plan, Transport Assessment and Sustainability Statement will be submitted as part of the planning application package.</p>
<p>3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	<p>Y</p>	<p>The potential exists for temporary and intermittent noise effects to result from the demolition and construction processes, and operational activities associated with the Proposed Development.</p> <p>During construction, the potential exists for light pollution (at night-time hours and in some winter months) associated with construction activities.</p> <p>No heat, energy, or electromagnetic radiation will be caused or released by the Proposed Development.</p>	<p>N</p> <p>The demolition and construction phases of the Proposed Development will be temporary and short term; residential receptors such as those located along Headway to the north of the Site are unlikely to be significantly adversely affected by noise during the demolition and construction phases, with the implementation of standard best practice measures.</p> <p>Demolition and construction effects will be managed in accordance with best practice measures, as set out above. In terms of vibration, details of how any demolition and construction-related vibration will be monitored and controlled will be detailed in the D/CEMP and will ensure a satisfactory level of environmental protection. The Proposed Development is not</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)	Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)
		<p>anticipated to cause vibration during the operational phase, as the Proposed Development comprises residential dwellings and supporting infrastructure which are not associated with significant amounts of vibration.</p> <p>Appropriate design specifications and noise control measures will be included as required at the detailed design stage (e.g., building envelope sound insulation requirements, glazing and careful orientation of buildings including sensitive rooms) and any adverse effects will be mitigated to ensure an appropriate acoustic environment for future residents and users of the Proposed Development, and receptors surrounding the Site. Such design measures are standard and well understood. If required, these would be secured via a suitably worded planning condition and significant effects are not anticipated. A Noise Impact Assessment will be submitted as part of the planning application package and will ensure no significant effects as a result of the Proposed Development.</p> <p>With respect to lighting, all external lighting and illumination would be designed carefully in accordance with the relevant British Standards and Institute of Lighting Professionals (ILP)¹², the CIE (International Commission on Illumination) report¹³ and Bat Conservation Trust Guidance¹⁴.</p>
3.3 Will the project lead to risks of contamination of land	Y The Site is wholly located within Flood Zone 1 and is not within an SPZ. Chapter 2 of this EIA Screening Report refers to the Phase 1 and 2 Environmental Work that has been performed	N The demolition and construction phase will be temporary, short-term and controlled through the implementation of a D/CEMP and will not result in any adverse effects to land or water.

¹² Institute of Lighting Professionals Guidance and Standards: ‘Guidance Noted for the Reduction of Light Pollution’ [online] available at <https://www.theilp.org.uk/home/> [last accessed 16th April 2024]

¹³ CIE (International Commission on Illumination) Report (2017) “Guide on the Limitation of the Effects of Obtrusive light from Outdoor Lighting Installations”

¹⁴ Bat Conservation Trust (2023) Guidance Note O8/23: Bats and Artificial Lighting at Night [online] available at: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> [last accessed 16th April 2024].

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)	Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)
<p>or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>on the Site, setting out that the Site can be considered to be largely free from contamination.</p> <p>During the demolition and construction phases, hydrocarbons including plant and vehicle fuel and lubricants will be used.</p>	<p>The land uses proposed are not highly contaminative and would not be significantly different to those in proximity to the Site (i.e., residential). Following the implementation of standard mitigation measures such as health and safety procedures for construction workers and ensuring that any chemicals or oils will be stored in appropriately banded containers and in accordance with relevant legislation (during demolition, construction, and operation (if required)) to avoid accidental spillages of contaminants and avoid releases of pollutants to soils, the pond in the south-eastern corner of the Site, or Harpers Brook beyond the southern boundary of the Site. Therefore, any potential effects will be mitigated.</p> <p>Surface water runoff and foul water drainage will be managed on the Site during the demolition, construction and operational phases. Significant risk of water contamination is not expected as demolition and construction activity will be undertaken in accordance with all applicable legislation relating to materials handling, storage, and waste disposal. The Proposed Development would be connected to the mains water supply before it is operational so clean water would be supplied to future users.</p> <p>As part of the Proposed Development, the Drainage Strategy will control the surface water runoff. A Flood Risk Assessment and Drainage Strategy will be submitted in support of the planning application package. The Proposed Development will not result in any significant effects to land or water related to contamination.</p>
<p>3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal</p>	<p>N</p> <p>No. The Site's baseline conditions are set out in Chapter 2 of this report. There are no areas on or around the location which are already subject to pollution or environmental damage. The site is not located within, or in proximity to an AQMA.</p> <p>During the demolition and construction phases, effects will be managed through a D/CEMP which will include standard, best practice measures such as ensuring bulk cement and other</p>	<p>N/A</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?)) or N/A)	Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?)) or N/A)
<p>environmental standards are exceeded, which could be affected by the project?</p>	<p>fine powder materials are delivered to the site in enclosed tankers. Dust generation would be managed in accordance with standard best practice measures, enforced through the D/CEMP and is not anticipated to generate significant adverse effects. Demolition and construction vehicle emissions would be managed through the CTMP.</p> <p>A Transport Assessment will be submitted in support of the planning application and will provide further details. A Travel Plan to reduce the reliance in the private car and an Air Quality Assessment will be submitted as part of the planning application, which will ensure no significant effects on the environment.</p>	
<p>4. Population and Human Health</p>		
<p>4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?</p>	<p>N</p> <p>During the temporary demolition and construction phases, the contractor(s) will implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents. All such measures will form part of the D/CEMP which would be secured by condition of the planning consent for the Proposed Development. As set out in response to Question 3.1 of this EIA Screening Report, ACMs will be handled in accordance with <i>The Control of Asbestos Regulations 2012</i> to ensure their safe removal and disposal and is not anticipated to result in significant effects. There are no anticipated significant risks of accidents during operation as the Proposed Development will not involve users dealing with hazardous substances.</p> <p>The proposals will include measures to increase adaptation to climate change. The drainage strategy for the Proposed Development will be designed to ensure there is no increase to flood risk on site or elsewhere which will also accommodate an allowance for climate change and extreme rainfall events. The proposed buildings will be designed to adapt to climate extremes using best practice by reducing water consumption</p>	

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)	
		<p>(e.g., water metering) and reducing overheating in hot temperatures and improving ventilation whilst retaining heat in cold temperatures. The scale of the Proposed Development and the implementation of the measures outlined above are such that climate change effects would not be significant. A FRA will be submitted as part of the planning application and will include the measures proposed to mitigate the flood risk on the Site. Significant effects as a result of climate change are not anticipated.</p> <p>A Design and Access Statement will be submitted as part of the planning application and will ensure the Proposed Development is suitable for future users. The Proposed Development will comply with all best practice safety legislation.</p> <p>The Proposed Development is intended to be permanent; therefore, decommissioning is not anticipated for the foreseeable future.</p>		
<p>4.2 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)</p>	<p>Y</p>	<p>As with the majority of demolition and construction projects, risks could be presented to the population without the implementation of standard, best practice measures and safe working practices. Furthermore, the handling of ACMs arising from the Site may present a risk if they are not managed in accordance with legal requirements.</p>	<p>N</p>	<p>See the responses to Questions 3.1 and 3.2 with regard to emissions to noise and air emissions.</p> <p>Areas of natural green space, and a LEAP will be created within the Site, providing landscaped areas for future residents and visitors of the Proposed Development to exercise, which will result in a beneficial impact on health and wellbeing.</p> <p>The height of the buildings will be designed to respond to the local character of the Site. The Proposed Development is not anticipated to significantly affect sunlight access and daylight amenity and as such, significant effects on human health in respect of daylight and sunlight exposure are not anticipated. The Proposed Development is unlikely to result in significant effects on wind conditions which would cause any discomfort for pedestrians at street level. Therefore, no significant microclimate</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)
			<p>effects are anticipated in relation to Wind, Daylight, Sunlight and Overshadowing.</p> <p>There will be no risks of effects on human health due to contamination of water sources. Surface water run-off and foul water drainage will be managed on-site during the demolition, construction and operational phases, as will be detailed further in the Drainage Strategy that will be submitted in support of the planning application, as above.</p> <p>The detailed design specifications will ensure an appropriate acoustic environment for future users of the Proposed Development and sensitive receptors in proximity to the Site. Such design measures are standard and well understood.</p> <p>The Proposed Development is intended to be permanent; decommissioning is not anticipated for the foreseeable future.</p>
5. Water Resources			
5.1 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?	Y	<p>There is an unnamed pond in the south-eastern area of the Site. Furthermore, Harpers Brook is located 50m to the south of the Site.</p> <p>The Site is not located on, or in proximity to a SPZ as set out in Chapter 2 of this report.</p>	<p>N</p> <p>The D/CEMP and standard best practice measures will ensure of no significant effects on water resources.</p> <p>Surface water and foul water drainage will be managed on the Site during the demolition, construction and operational phases of the Proposed Development. A Flood Risk Assessment and Drainage Strategy will be submitted as part of the planning application package.</p>
6. Biodiversity (Species and Habitats)			
6.1 Are there any protected areas which	Y	There are no statutory or non-statutory ecological designations on the Site. An LWS adjoins the south of the Site	<p>N</p> <p>The Site itself comprises vacant buildings and structures associated with its former use as a tobacco processing facility.</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)	Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)
<p>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))).</p>	<p>and falls under the boundary of Kettering Council. Chapter 2 of this report sets out the nearest statutory and non-statutory ecological designations.</p> <p>There are no trees that are the subject of a TPO, or areas of ancient woodland on, or adjoining the Site.</p>	<p>The Site comprises a number of well-established trees, hedgerow and scrub. Some removal of trees, hedgerow and scrub will be required to facilitate the Proposed Development; however, every effort will be made to preserve the majority of trees and hedgerows on the Site, which would be supplemented with new planting in appropriate locations. The majority of the boundary vegetation will be retained (where feasible).</p> <p>The mitigation set out in the D/CEMP (secured via planning condition) will be adhered to during the demolition and construction phases (as set out in Chapter 2 of this EIA Screening Report) to protect ecological assets on and adjoining the Site. It is anticipated that the Proposed Development will not have any impact on these ecological assets through pathways such as a change in hydrology or pollution during demolition and construction.</p> <p>An Ecological Impact Assessment (EclA) will be submitted in support of the planning application.</p>
<p>6.2 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-</p>	<p>Y Ecological surveys on the Site are ongoing and the results of this assessment work and an EclA and Arboricultural Impact Assessment will be submitted in support of the planning application.</p>	<p>N All wildlife is statutorily protected under the Wildlife and Countryside Act 1981 and no works would be allowed to proceed on the Site until the ecological work is complete. The surveys being undertaken on the Site will account for its baseline conditions; any works necessary will be undertaken in accordance with all applicable legislation. The ecological mitigation that is proposed is set out in Chapter 2 of this report, supplemented with any recommended mitigation set out in the</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)
wintering, or migration, be affected by the project?			<p>EclA that will be submitted in support of the planning application, would minimise the potential for significant adverse effects.</p> <p>With regard to the urban context of the area to the north and west of the Site, the lighting levels are not anticipated to change significantly on the Site as the Site is already lit¹⁵. Lighting would be designed carefully in accordance with relevant British Standards and ILP guidance, as set out above, to ensure that light spill is kept to a minimum and prevent any adverse effects on species sensitive to light.</p> <p>Furthermore, the majority of existing boundary vegetation will be retained, which would filter any light arising from the Proposed Development and reaching those residential dwellings in proximity to the Site.</p> <p>A Lighting Strategy, and EclA will be submitted in support of the planning application.</p>
7. Landscape and Visual			
7.1 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	N	<p>The Site is not located in a National Landscape, National Park or an Area of High Landscape Value.</p> <p>While it can be said that the character of the Site will change as a result of the Proposed Development, the Proposed Development would be constructed on the Site of a former tobacco processing facility that is currently vacant. It is considered that any effects would generally be limited to the local area and the Proposed Development would integrate into the existing settlement pattern of Great Oakley to the north and west of the Site. Therefore, in the context of the existing</p>	

¹⁵ CPRE (2016) England’s Light Pollution and Dark Skies [online] available at: <https://www.cpre.org.uk/light-pollution-dark-skies-map/> [last accessed 18th April 2024].

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)	
location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	<p>visual baseline, the Proposed Development is not anticipated to result in significant effects on the landscape character or visual effects. The majority of the existing and well-established boundary vegetation will be retained (where feasible), which would filter views into the Site.</p> <p>The Proposed Development will create new green infrastructure, areas of natural green space (including parkland) and a LEAP, enhancing the availability of current provision on the Site.</p>			
7.2 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?)	N	The majority of the Site is enclosed by well-established boundary vegetation. Paragraph 2.15 of this report sets out the few views that can likely be achieved into the Site: one of which can be achieved when facing south from Headway; and glimpsed views could be achieved through the well-established boundary vegetation from some of those properties located on Congyer Close to the west of the Site.	N	The Proposed Development will be designed to ensure that it integrates into the existing setting and character of the Site. As set out in response to Question 7.1 above, the majority of the boundary vegetation will be retained (where feasible) which will filter views that could be achieved into the Site. No significant effects are anticipated.
8. Cultural Heritage and Archaeology				
8.1 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,	Y	Chapter 2 of this EIA Screening Report sets out the heritage baseline. The closest Scheduled Monument is 'Cistercian Abbey and Medieval Settlement at Pipewell' (HE ref: 1017189), located 2.6km to the west of the Site. The Great Oakley conservation area is located 110m to the east of the Site, beyond Mill Hill. A number of listed buildings are located within 1km of the Site, none of which fall within the Great Oakley conservation area.	N	<p>The demolition and construction phases will be temporary and short term. Effects such as dust soiling will be mitigated by the D/CEMP (which would be agreed in advance with NNC and secured via planning condition) such that effects are not anticipated be significant.</p> <p>With regard to the Great Oakley conservation area, the Proposed Development at the Site will demolish the vacant structures and construct residential dwellings and supporting infrastructure, where the majority of existing boundary vegetation will be retained (where feasible).</p> <p>The setting of the Great Oakley conservation area is not anticipated to be significantly affected as a result of the Proposed Development as the Site is visually screened from this heritage resource (and heights of new built form on the Site will remain</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?)) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?)) or N/A)
<p>from and within)? Where designated indicate level of designation (international, national, regional or local).</p>			<p>commensurate with those existing residential dwellings in the area).</p> <p>A Heritage Impact Assessment will be submitted in support of the planning application and will ensure of no significant effects on the heritage resource. Significant effects on below-ground archaeology is not anticipated; the Site has previously been developed and as such any below-ground archaeology has likely been truncated. In the unlikely event that archaeological assets are encountered on the Site during the demolition and construction phases, an archaeological evaluation or watching brief would be undertaken to ensure of no significant effects to any below ground archaeology.</p>
<p>9. Transport and Access</p>			
<p>9.1 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?</p>	<p>Y</p>	<p>Headway bounds the north of the Site, with residential development beyond. Further, Mill Hill is located 100m to the east of the Site. Vehicular access to the Site will be direct and integrated, taken from the exiting highway junction at Headway. There are no PROW on the Site.</p>	<p>N</p> <p>The demolition and construction phases will be temporary and short-term. Standard best practice measures will be adopted to prevent any significant effects, such as the phases delivery of goods onto the Site to prevent congestion and impacts on the services surrounding the Site. Appropriate hoarding / fencing will be implemented around the Site's boundaries. These measures will be enforced through a D/CEMP to minimise the potential for disturbance and the potential for adverse effects. Any need to obstruct routes will be agreed in advance with NNC. HGV movements during the demolition and construction phase are anticipated to be low in frequency and volume. A CTMP will be implemented to minimise disturbance from vehicles accessing the Site during the demolition and construction phases.</p> <p>No PROWs will be stopped up or diverted as a result of the Proposed Development.</p> <p>A Travel Plan (secured via planning condition) will be implemented as part of the Proposed Development to reduce the reliance on private car trips. Further, a Transport Assessment that fully assesses the highway effects of the Proposed</p>

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?) or N/A)
			<p>Development in combination with other developments in the locality. Appropriate management and mitigation measures will be set out in the Transport Assessment and Travel Plan to ensure that the cumulative effects on the highway network are not significant.</p> <p>No significant effects are anticipated.</p>
9.2 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?	N	<p>There are no AQMAs associated with roads around the Site and environmental issues associated with traffic are not anticipated as a result of the Proposed Development. Measures will be included in the D/CEMP and CTMP to ensure that the demolition and construction phases.</p> <p>A Transport Assessment that fully assesses the highway effects of the Proposed Development in combination with other committed developments in the locality, and a Travel Plan to reduce private car use will be submitted as part of the planning application package and will ensure there are no significant adverse effects during the operational phase, together with ensuring the cumulative effects on the highway network are not significant.</p>	
10. Land Use			
10.1 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,	N	<p>The Site comprises a former tobacco processing facility which is now vacant. The area in the vicinity of the Site is predominantly residential, followed by some agricultural land use. The Proposed Development is not expected to affect any land use in proximity to the Site; the Proposed Development is in keeping with the existing land use around the Site.</p> <p>The demolition and construction phases will result in demolition and construction traffic and potentially noise; however, these effects will be managed by best practice measures, including the D/CEMP and effective design and would not be significant.</p>	N/A

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?)) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?)) or N/A)
quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.		Significant transport effects are not anticipated. A Transport Assessment and Travel Plan will be submitted in support of the planning application.	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	N	The Proposed Development is not anticipated to affect any future land uses surrounding the Site.	N/A
11. Land Stability and Climate			
11.1 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?	N	No.	N/A
12. Cumulative Effects			
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the	N	Schedule 3 'Selection Criteria for Screening Schedule 2 Development' of the EIA Regulations makes reference to the characteristics of development that must be considered with particular regard to <i>"cumulation with other existing development and/or approved development"</i> (Schedule 3, paragraph 1(b)). This is further supported by the PPG which states <i>"There are occasions.....when other existing or approved</i>	N/A

Part 1: Screening Criteria Question	Part 2: Answer to the Question and Explanation of Reasons (i.e., Y / N or Not Known (?)) or N/A)		Part 3: Is a Significant Effect Likely (i.e., Y / N or Not Known (?)) or N/A)
construction/operation phase?		<p><i>development may be relevant in determining whether significant effects are likely as a consequence of a proposed development</i> " (emphasis added). A review has therefore been undertaken in April 2024 of 'existing and/or approved projects' within 2km of the Site (as this is considered suitable given the context of the Site), using NNC's planning register.</p> <p>No existing or approved development has been identified within a 2km radius that could give rise to likely significant effects on the environment together with the Proposed Development.</p>	
13. Transboundary Effects			
13.1 Is the project likely to lead to transboundary effects?	N	N/A. Transboundary impacts are not applicable for a scheme of this nature and scale in this location.	N/A

4. Conclusion

- 4.1. A Screening Opinion is requested in respect of an outline planning application on land at the former British American Tobacco (BAT) site, located on Headway in Great Oakley ('the Site'). It is the intention that an outline planning application will be submitted in support of the demolition of all existing structures on the Site and the construction of a residential development comprising up to 250 dwellings and supporting infrastructure and works ('the Proposed Development').
- 4.2. This report accompanies the request to North Northamptonshire Council (NNC) to adopt a Screening Opinion to determine whether the Proposed Development constitutes EIA development pursuant to Regulation 6 of *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (the 'EIA Regulations').
- 4.3. With reference to the discussions within this Screening Report, it is our view that the Proposed Development is not likely to have significant effects on the environment by virtue of factors such as its nature, size or location and consequently **does not require** an EIA.
- 4.4. The Proposed Development falls within Schedule 2, 10 (b) of the EIA Regulations, as an Urban Development Project. The Site is not located within a sensitive area as defined by the EIA Regulations but falls above the indicative thresholds of 150 dwellings and 5 hectares (ha) of land. It should be noted that the PPG states that "*only a very small proportion of Schedule 2 development will require EIA*". The Site and its surroundings are not considered to be environmentally sensitive.
- 4.5. With regard to the indicative thresholds identified in the PPG (see **Table 3.1**), the Proposed Development is not considered to be on a significantly greater scale than the previous use on the Site and is not anticipated to result in a high level of contamination.
- 4.6. The principal environmental effects from the Proposed Development would relate to demolition and construction traffic movements and associated effects (e.g., noise and dust emissions). However, these effects would be managed in accordance with standard methods, including the implementation of a D/CEMP and CTMP (secured via planning condition), which will be submitted as part of the planning application package.
- 4.7. No significant effects are anticipated during the operational phase. Embedded mitigation measures within the design of the Proposed Development such as pedestrian links throughout the Site that connect to the wider area, and a landscaping strategy that including the provision of natural green space and a Locally Equipped Area for Play (LEAP) will also ensure there are unlikely to be significant effects as a result of the Proposed Development. Further, the Proposed Development would not be out of context with the adjacent settlement pattern of Great Oakley.
- 4.8. As such, the Proposed Development is **not considered** to constitute EIA development as defined by the EIA Regulations.
- 4.9. As with all development however, it is acknowledged that there is the potential for less than significant impacts or changes to affect the environment which will be addressed within supporting technical reports which will be submitted alongside any planning application. The project team have sought and will continue to seek to minimise these through careful design and the detailed masterplanning process. These supporting statements would likely include:
 - Air Quality Assessment;

- Biodiversity Net Gain Assessment and Mitigation Strategy
- BNG Calculations;
- Demolition/Construction Traffic Management Plan (CTMP);
- Design and Access Statement;
- Ecological Impact Assessment;
- Flood Risk Assessment and Drainage Strategy;
- Full Ground Investigation;
- Health Impact Assessment;
- Heritage Impact Assessment;
- Landscaping Strategy;
- Lighting Strategy;
- Noise Impact Assessment;
- Planning Statement;
- Sustainability Statement
- Transport Assessment; and
- Travel Plan

4.10. We believe these supporting documents will provide NNC with all the necessary information concerning the effects of the Proposed Development, without the need for an EIA, so to enable them to make an informed decision concerning the proposals.

4.11. In conclusion therefore, this EIA Screening report has identified that significant effects on the environment are not considered likely either alone or in combination with other development. Effects would be of a sufficiently limited scale that could be managed in accordance with standard methods and best practice measures. The Proposed Development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

4.12. In order to confirm this, a formal Screening Opinion on the requirement for EIA is requested from NNC in accordance with Regulation 6 of the EIA Regulations. We look forward to their response within the timescales stipulated in the above Regulation.

CONCLUSION: EIA IS NOT REQUIRED

Appendix 1: Site Location Plan



KEY
 SITE LOCATION

Rev	First Issue.	29.04.24	JT	NS
-----	--------------	----------	----	----



Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number: 100042093. Premap Licence number: 100020649. EmapSite Licence number: 0100031673. Standard OS licence rights conditions apply. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 0121 308 9570 www.pegasusgroup.co.uk



GREAT OAKLEY, CORBY | SITE LOCATION

Birmingham (Central)

5th Floor, 1 Newhall Street, Birmingham, B3 3NH

T 0121 308 9570

Birmingham@pegasusgroup.co.uk

Offices throughout the UK.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK