

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

1. CASE DETAILS	
Case Reference	UTT/23/2496/FUL
Applicant	Magenta Planning Ltd
LPA	Uttlesford District Council
Brief description of the project / development 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility)	
2. EIA DETAILS	
3.	
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?	No
If YES, which description of development (THEN GO TO Q4)	Click here to enter text.
Is the project Schedule 2 development under the EIA Regulations?	No
If YES, under which description of development in Column 1 and Column 2?	Click here to enter text.
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	Yes
If YES, which area?	<p>a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979.</p> <p>The Mount – Motte Castle ID: 1009247</p> <p>Schedule 2 development" means development, other than exempt development, of a description mentioned in column 1 of the table in Schedule 2 where—</p> <p>a) any part of that development is to be carried out in a sensitive area</p>
Are the applicable thresholds/criteria in Column 2 exceeded/met?	No
If yes, which applicable threshold/criteria?	Click here to enter text.

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4. LPA/SOS SCREENING	
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)	No
If yes, is a copy of the SO/SD on the file?	N/A
If yes, is the SO/SD positive?	N/A
5. ENVIRONMENTAL STATEMENT	
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		(Part 3a) / (Part 3b) (<u>only if Yes in part 2a</u>) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
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?	No	Although the development of the site would result in a change of character to the location it is not considered that it will be extended or greatly alter the topography of the area.	Choose an item.	
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?	No	There are no such resources linked to the area of the site or surroundings, as such it is considered this will be unaffected.	Choose an item.	
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No	Agricultural land will be removed from farming, this is not considered significant.	Choose an item.	
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	No	The use and scale of the development does not include any result in any pollutants or hazardous, toxic or noxious substances to air have been identified.	Choose an item.	

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3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	The use and scale of the development does not include any result in any pollutants or hazardous, toxic or noxious substances to air have been identified.	Choose an item.	
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Noise, dust and vibration nuisances are highly probable during the construction phase. Some of the impacts can be mitigated by way of a Construction Environmental Management Plan, although this hasn't been provided at the application stage. Noise would be generated as part of the operational phase, but this is unlikely to be significant.	No	Given the low level of trip generation to the site is considered the proposal will not result in a material impact from noise that will have potential significant effects.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	Unlikely to occur and can be controlled by a Construction Environmental Management Plan and best practices. There is no identified risk to human health with regards to matters such as air pollution or contamination. In addition, there is no requirements for the transportation of fuel to site	Choose an item.	
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 environmental standards are exceeded, which could be affected by the project?	No	None identified.	Choose an item.	
4. POPULATION AND HUMAN HEALTH				
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?	No	Although not on the direct flight path of Stansted Airport, the site is in proximity of the airport. The development thereby may lead to potential impacts to airport safeguarding, including the attraction of birds and glint and glare impacts to aircraft. This may require further investigation/consultation and any planning permission may be subject to satisfactory conditions.	Choose an item.	

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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)	No	<p>The site is close to residential properties within the village of Stebbing. Dust and noise pollution are potential effects on human health associated with the demolition works.</p> <p>Effects can be mitigated by way of working to best practices and with the implementation of a CEMP, which are standard forms of mitigation and can be secured by way of condition.</p>	Choose an item.	
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?	Yes	The site is in flood zone 1 which has a low probability of flooding, that being said due to the scale of the site the development may result in flood risk due to surface water drainage. This would be fully assessed by the Lead local Flood Authority.	No	A Flood Risk Assessment has been submitted with the planning application due to the size of the site. It will need to be demonstrated that the proposed scheme will create a neutral affect or betterment and that it would not increase the risk of flooding to the area.
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).		The east of the site is a special verge and county wildlife site, although outside of the development site the development process will ensure due consideration is made to the appropriate legalisation	No	<p>This will need to be assessed as part of the ecological assessment that accompany the application. The effects could be mitigated by appropriate landscaping, site layout and possible translocation or other appropriate mitigation measures in relation to protected species.</p> <p>Further information is required as part of the planning submission. However this is not sufficient to require an EIA.</p>

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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-wintering, or migration, be affected by the project?	Yes	The site as existing could provide habitat and biodiversity, therefore it is likely mitigation of biodiversity off setting will be required. That being said due consideration should be made during the development process.	N/A	This would need to be assessed by way of an ecological appraisal and accompanying surveys. Appropriate mitigation could be secured by way of condition and this is standard mitigation for these types of effects. As above.
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 location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	No	<p>The site is not situated within or near a National Park or Area of Outstanding Natural Beauty. In addition, the site is not within a Countryside Protection Zone or any other locally protected landscape designation.</p> <p>The application site is located with Local Green Space as defined within the Stebbing Neighbourhood Plan.</p> <p>Paragraph 103 of the NPPF advises Policies for managing development within a Local Green Space should be consistent with those for Green Belts</p>	No	<p>Paragraph 103 considers how local green space should be managed and that the management of these site should take a consistent approach with Green Belts.</p> <p>As such the development of this site is very restrictive and is as per Green Belt policies when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed.</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?)	Yes	<p>The residential development would likely be seen from outside the development site, including:</p> <p>Public right of way 46-21 Public right of way 46-10 Public right of way 46-12</p>	No	The proposal has the potential to be visible from the nearby public right of way. There is a strong chance the site could be viewed through the landscaping of the foot paths. There are public rights of way along or adjacent the boundary of the site which means that

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

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		<p>The Downs, The High Street</p> <p>It is not considered the visual impacts would be sufficient to require the submission of an EIA however a landscape and visual impact assessment should be submitted taking in account of the public vantage points.</p>		<p>there would be extensive impact to the character of the rural area for the users of these networks of PROW.</p> <p>It is not considered the visual impacts would be sufficient to require the submission of an EIA.</p>
8. CULTURAL HERITAGE/ARCHAEOLOGY				
<p>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, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>	Yes	<p>Due to the location of archaeological sites there may be the potential to contain significant archaeological remains, however this will be assets in the submission of a planning application.</p>	No	<p>The Council's Archaeological consultant will be consulted as part of the application, initially a desk based assessment will be required and depending on its results, there is the potential that a programme of archaeological evaluation will be needed to assess the significance of any heritage assets on the site to inform the planning application.</p>
9. TRANSPORT AND ACCESS				
<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>	No	<p>As shown on the submitted plan the main access appears to be connect onto The Downs/ High Street</p> <p>There is a substantial network of public footpaths in the area and several pass through the site. The proposed development will not result in the closure of any public rights of way, and they will be kept open during construction.</p>	N/A	<p>A Transport Assessment would need to be carried out as part of any application submission to assess whether the scheme is acceptable and if there would be a detrimental impact in terms of highway and safety.</p> <p>Any future planning application should be accompanied by a Construction Traffic Management Plan, developed in correspondence with the Lead Local Highway Authority, to ensure that construction traffic has a negligible impact on the local highway</p>

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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?	No	The main highways routes surrounding the site are not susceptible to any existing congestions	N/A	
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, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	The Natural England Agricultural Land Classification Map highlights that the site may encompass Grade 2 land, which is considered to be BMV land. The application proposal would also include a package of landscape, ecological and biodiversity benefits. Land also will include biodiversity enhancements.	No	Agricultural land will be removed from farming, this is not considered significant Taking this into account and due to the proposed scale of the development and location of existing residential development nearby, this would need to be assessed as part of a LVA to be submitted with the application.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	Not identified	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?	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 construction/operation phase?	No	There is currently no similar proposed development in close proximity to this site that have been identified	N/A	

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13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	No	There is currently no transboundary proposed development in close proximity to this site that have been identified	N/A	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The proposal is Schedule 2 development and taking into account the selection criteria at Schedule 3, it is not considered that there is not likely significant effect. It is therefore concluded that the proposal is not EIA development.

It should be noted that the surrounding the development area there are potentially significant archaeological remains and a Scheduled Ancient Monument in relatively close proximity to the site. The known heritage assets would not in its own right require an EIA, however, it is recommended that an Archaeological Assessment is undertaken to support any planning application

In this case the Council Archaeology Officer and Historic England have been consulted to provide guidance on this matter.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	N/A
Is an ES required?	No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	
<u>Not</u> likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

NAME	██████████
DATE	16 October 2023