

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

1. CASE DETAILS			
Case Reference	S/4569/17/FL	Brief description of the project / development	Construction of (B1) technology centre (2,165sqm) with associated parking and external landscaping.
Appellant	Zettlex Uk Ltd		
LPA	South Cambridgeshire District Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			Click here to enter text.
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			Urban Development Project
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No
If YES, which area?			Click here to enter text.
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			The site is in excess of 1 hectare
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			No
If yes, is a copy of the SO/SD on the file?			Click here to enter text.
If yes, is the SO/SD positive?			<SELECT>
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			No

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



Question	<b>(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons</b> (Yes/No or Not Known (?) or N/A)  Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site <b>(If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')</b>		<b>(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?</b> (Yes/No or Not Known (?) or N/A)  Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold.</b>	
<b>1. NATURAL RESOURCES</b>				
<b>1.1</b> Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	The land is flat such that topographical changes are unlikely. A condition has been recommended to ensure that surfacing works would not result in significant topographical impacts.		
<b>1.2</b> Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No			
<b>1.3</b> Are there any areas on/around the location which contain important, <b>high quality or scarce resources</b> which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No			
<b>2. WASTE</b>				
<b>2.1</b> Will the project produce solid wastes during construction or operation	Yes	Solid waste is likely to be a product of the operation of the site, either through the	No	The levels envisaged would be low given the proposed and potential uses of the site, and

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or decommissioning?		processes involved or as a result of people occupying the site.		satisfactory waste management schemes have been proposed, such as the cess pit.
<b>3. POLLUTION AND NUISANCES</b>				
<b>3.1</b> Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	There is likely pollutants that would be released through vehicle movements, and some impacts are likely to arise from the cess pit	No	The levels emitted are likely to be of sufficiently low quantities that they would not result in a significant adverse impact, and existing legislation is in place in the form of building regulations and the current phasing out of petrol and diesel vehicles that would reduce the impacts of such development.
<b>3.2</b> Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Lighting is proposed throughout the site.	No	Lighting proposed is not of a significant level, and is largely directed downwards such that it would not cause light pollution in the area.
<b>3.3</b> Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	There is a small risk of contamination from the site, notably from the cess pit. There are a number of water courses in the surrounding area, including a flood zone 3 to the north of the site.	No	The risks are minimal, and the cess pit would be subject to building regulations that require adequate maintenance and emptying under part H.
<b>3.4</b> Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	There are no areas the site or in the nearby vicinity that would be likely to be impacted	N/A	
<b>4. POPULATION AND HUMAN HEALTH</b>				
<b>4.1</b> Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction,	No	There are no risks of major accidents in relation to this site over and above that would normally accompany construction works, and none which would specifically relate to the operation of the	N/A	

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operation or decommissioning?		site. No decommissioning works are proposed.		
<b>4.2</b> Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	There are no risks to the population in relation to this site over and above that would normally accompany construction works, and none which would specifically relate to the operation of the site. No decommissioning works are proposed.	N/A	
<b>5. WATER RESOURCES</b>				
<b>5.1</b> Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	There are water resources in the area that might be impacted by the development, such as through surface water runoff.	No	The application has been accompanied by a flood risk assessment that sets out the provisions to be made to prevent impactful surface water runoff, and which can be controlled through condition. As set out above, there are controls in place to prevent impacts from pollution or otherwise.
<b>6. BIODIVERSITY (SPECIES AND HABITATS)</b>				
<b>6.1</b> Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected 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,	No	The submitted surveys indicate that the buildings and trees on the site are not of particular ecological value.	N/A	

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regional or local))).				
<b>6.2</b> Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	While no evidence has been found that the site is being used by any relevant species there are elements of the site that might support bats, and precautionary surveys have been recommended.	No	Impacts are no likely. Further surveys have been recommended to ensure that no impacts would occur from sudden appearance of bats on the site prior to the works starting and they are precautionary, not indicative that relevant species are using the site.
<b>7. LANDSCAPE AND VISUAL</b>				
<b>7.1</b> Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? <sup>1</sup> Where designated indicate level of designation (international, national, regional or local).	Yes	There are locally protected trees (through tree preservation order) on the site that would be affected by the project.	No	There is a substantial planting scheme proposed, and some of the trees are beginning to decline such that their removal is warranted in any event.
<b>7.2</b> Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	The project is likely to be visible, but not highly visible to many people.	N/A	
<b>8. CULTURAL HERITAGE/ARCHAEOLOGY</b>				
<b>8.1</b> Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or	No	There are no heritage, archaeological or designated areas in or near to the site that could be affected by the project.	N/A	

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

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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).				
<b>9. TRANSPORT AND ACCESS</b>				
<b>9.1</b> Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	The site is accessible directly from the highway network and is served by a footpath that connects to facilities in Foxton. It is likely this will need to be altered to accommodate the development.	No	The alterations necessary are likely to be minimal, and only for the improvement of the network.
<b>9.2</b> Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	There has been no indication that there are transport route susceptible to congestion or which are subject to environmental problems.	N/A	
<b>10. LAND USE</b>				
<b>10.1</b> Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	No	There are no land uses adjoining or near to the site that are likely to be affected by the project.	N/A	
<b>10.2</b> Are there any plans for future land	No	There is no plans for future land around the	N/A	

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uses on or around the location which could be affected by the project?		location that could be affected by the project.		
<b>11. LAND STABILITY AND CLIMATE</b>				
<b>11.1</b> Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	The location is not susceptible to any conditions that would present environmental problems. It is noted that flood zone 3 lies to the north of the site, but this is not considered to represent environmental problems that would be affected by this project in the context of land stability and climate, and is more likely to be impacted from water impacts, which have been assessed above.	N/A	
<b>12. CUMULATIVE EFFECTS</b>				
<b>12.1</b> Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	There are no developments within the surrounding area that is likely to lead to a cumulative impact.	N/A	
<b>13. TRANSBOUNDARY EFFECTS</b>				
<b>13.1</b> Is the project likely to lead to transboundary effects? <sup>2</sup>	No	The site is not close to any boundary and is therefore unlikely to lead to a transboundary effect.	N/A	

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



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

In conclusion, there are no characteristics of the project that would indicate that it would result in a significant impact to those elements indicated in paragraph 1 of Schedule 3, having regard to the locations as set out paragraph 2 or the type and characteristics of the development as set out in paragraph 3 of that schedule.

## 6. SCREENING DECISION

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

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

### OUTCOME

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

<b>NAME</b>	Aaron Sands
<b>DATE</b>	20 March 2018