

## EIA ANALYSIS AND SCREENING PROFORMA

### ANALYSIS

<b>1</b>	<b>Case Details</b>	
a	Applicant Case reference	
	1011	
b	LPA case reference	
	F/2013/0257/HYB	
c	SoS case reference	
	n/a	
d	Site Address	
	The project site is formed by four separate land parcels. 1. Land East of Red Lodge; 2) land south of St. Christopher's Primary School, Red Lodge; 3) Land south of the village centre, Red Lodge, and 4) Land South East of Herringswell.	
e	Brief description of development	
	Erection of 374 dwellings, new public open space, drainage ditches, associated access, landscaping, infrastructure and ancillary works (land east of Red Lodge). Construction of up to 225 sq m of Class A1 retail floorspace (land south of the village centre). Restoration of open Breck grassland on land south east of Herringswell.	
f	Approval of reserved matters?	
	Yes	
	No	X
g	Approval of conditions?	
	Yes	
	No	X
	If Yes, enter the description of development subject of the related planning permission	
g	Area of development/works/new floorspace (as appropriate)	
	Combined area of all components of the application site is approximately 22 hectares. The site proposed to accommodate new housing, public open space and associated infrastructure is approximately 17 hectares in size.	
<b>2</b>	<b>EIA details</b>	
<b>A</b>	<b>Schedule 1</b>	
(i)	Is the proposed development Schedule 1 development as described in Schedule 1 of the EIA Regulations?	
	Yes	
	No	X
(ii)	If YES, under which description of development i.e. Nos. 1-21?	
<b>B</b>	<b>Schedule 2</b>	

(i)	Is the proposed development Schedule 2 development as described in Column 1 of Schedule 2 of the EIA Regulations?	
	Yes	X
	No	
(ii)	If YES, under which description of development in Column 1 i.e. Nos. 1-13?	
	10 (b) Infrastructure Projects - Urban Development Projects	
(iii)	Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	
	Yes	Yes
	No	
(iv)	If YES, which area?	
	Near to the Breckland Special Protection Area (SPA) and partly located within the SPA 'buffer' for Stone Curlew.	
(v)	Are the applicable thresholds/criteria in Column 2 exceeded/met?	
	Yes	X
	No	
(vi)	If yes, which applicable threshold/criteria?	
	The development exceeds 0.5 hectares	
<b>3</b>	<b>LPA/SOS Screening</b>	
	<b>All applications inc reserved matters/conditions</b>	
(i)	Has the LPA issued a Screening Opinion (SO)?	
	Yes	X - at pre-application stage
	No	
(ii)	Has the SoS (GO) issued a Screening Direction (SD)?	
	Yes	
	No	X
(iii)	If yes, is a copy of the SO/SD on the file?	
	Yes	X - a copy of the pre-application SO is held on the planning file reference F/2013/0257/HYB.
	No	n/a
(iv)	If yes, is the SO/SD positive?	
	Yes	
	No	X - It concluded the project is not EIA development.
	<b>Reserved matters/conditions applications only</b>	
(i)	Was original PP subject to EIA screening?	
	Yes	n/a
	No	n/a
(ii)	Was a SO/SD issued for the original PP?	
	Yes	n/a
	No	n/a
(iii)	If yes, is a copy of the SO/SD for the original PP on file?	

	Yes	n/a
	No	n/a
<b>4</b>	<b>Environmental Statement (ES)</b>	
	Has the applicant supplied an ES for the current or previous (if reserved matters or conditions) application?	
	Yes	
	No	X
<b>Name</b>	Marie Smith	
<b>Date</b>	13 <sup>th</sup> February 2014	

## SCREENING

<b>A. CHECKLIST</b>		
<b>Questions to be considered</b>	<b>Likely/Unlikely – briefly describe</b>	<b>Is this likely to result in a Significant effect?</b> <b>Yes/No - why?</b>
1 Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Likely.  The development of 304 dwellings and associated infrastructure on existing agricultural land and the felling of trees at the Mitigation site at Herringswell would, in particular, result in permanent changes to land use and local landscape.	No, the impact of the physical changes would be local and the effects of the project would be contained within the local landscape with no significant effects arising.
2 Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Likely.  The development would use natural resources during construction and operation (occupation).	No, the demands placed upon natural resources would not be significant, Opportunities exist via Planning and Building Control regimes to minimise the quantities of natural resources consumed by the project.  The current supply and future availability of natural resources is unlikely to be affected significantly as a consequence of the project.
3 Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Likely.  The Project will involve the use, storage and handling of potential harmful substances/materials (such as fuel and oils) as part of the construction and operational phases.	No.  The risk of harm to human health during the construction phase would be low and short term.  Possible to mitigate effects during construction phase.

			Harm to human health during the operational phase will be long term but low risk, given the small scale domestic quantities involved.
4	Will the Project produce solid wastes during construction or operation or decommissioning?	<p>Likely.</p> <p>The Project will involve the production of waste during both the construction and operational phases.</p>	<p>No.</p> <p>Solid waste production during construction phases will be short term.</p> <p>Household waste generation following occupation will have longer term effects.</p> <p>Waste quantities generated are unlikely to be abnormal, but will be permanent and, continuous but are unlikely to have District wide significance given the relatively small-scale nature of the proposal. It is difficult to fully mitigate the effects (i.e. landfill or emissions arising from burning of waste etc).</p>
5	Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	<p>Likely.</p> <p>The Project has the potential to impact on air quality in the local area.</p> <p>Construction and operational phases may lead to permanent changes in the levels of nitrogen dioxide and particulate matter (i.e. dust) in the air.</p>	<p>No.</p> <p>Effect on human health from dust and air emissions arising from construction activities will be short term and insignificant.</p> <p>Effects on human health are not anticipated.</p>
6	Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	<p>Likely.</p> <p>The Project will cause noise and vibration from construction activities, including vehicular movements.</p> <p>The Project will generate noise and light during the operational phase arising from increased vehicular movements and new street lighting.</p>	<p>No.</p> <p>Effect on residential amenity arising from noise and disturbance from construction activities will be short term and is capable of mitigation via a planned approach (construction management).</p> <p>Effect on residential amenity arising from noise and disturbance associated with the operation of the project will be long term and irreversible, but would not be significant.</p>

7	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?	<p>Unlikely.</p> <p>Evidence submitted with the planning application confirms there are unlikely to be contaminants present in the site. There is potential for pollutants to be released during the construction phase (accidents) and operation of the site (domestic use).</p> <p>Groundwater underlying the site is a sensitive receptor. Public drinking water could be affected by any contaminants entering the ground water at the project site. The site also overlies a principle aquifer of regional importance.</p>	<p>No.</p> <p>The project poses very low risk to controlled waters (Environment Agency advice 11<sup>th</sup> July 2013).</p> <p>The effect of land/water contamination during the construction phase will be low risk, short term and reversible.</p> <p>The effect of land/water contamination from domestic uses during operational phase will be long term and manageable.</p> <p>The risks are capable of mitigation via suitably designed and maintained surface water drainage and disposal systems and infrastructure.</p>
8	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?	<p>Unlikely,</p> <p>There are no such areas on or around the site.</p>	<p>No.</p> <p>No significant effects are anticipated.</p>
9	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	<p>Unlikely.</p> <p>Low risk to human health from accidents during the construction phase.</p>	<p>No.</p> <p>Risk to human health will be temporary. Capable of avoidance or reduction.</p>
10	Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	<p>Unlikely.</p> <p>The project proposes a residential led development to help meet a known and immediate need for additional housing.</p>	<p>No.</p> <p>The proposal would extend and existing community and significant social changes are not anticipated as a consequence of the project.</p>
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	<p>Likely.</p> <p>The Breckland Special Protection Area (European designation) is situated to the east of Red Lodge. The SPA has constraint zones (buffers) for Stone Curlew. No part of the project site is within the SPA boundary. The ecological mitigation site at</p>	<p>No.</p> <p>The planning application is accompanied by an Ecological Assessment which considers (inter alia) the potential impact of the project upon the conservation objectives of the SPA. The Assessment concludes there would be no</p>

		<p>Herringswell (proposed for tree felling and positive management for Stone Curlews) is also outside, but close to the SPA boundary. Part of the site proposed for new housing is situated within the 1500 metre buffer to the SPA.</p>	<p>significant effects upon the SPA. Natural England, the advisor to Government on ecological issues, considers these findings sound and has confirmed its conclusions that there will not be a likely significant effect on Breckland SPA from the project (ref letter dated 11<sup>th</sup> July 2013). The Royal Society for the Protection of Birds has taken a different view and expressed concerns about the scope of the Ecological report (citing the underlying precautionary approach of the Habitats Regulations).</p> <p>The Council is content there is sufficient evidence to demonstrate the project is unlikely to have significant effects upon the Special Protection Area and further consideration via Environmental Impact Assessment is not required. The Council, as decision maker, will need to consider the proposals separately under Regulations set out in the Habitat Regulations (The Conservation of Habitats and Species Regulations 2010) before it determines the planning application.</p>
12	<p>Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?</p>	<p>Likely.</p> <p>There is an area of woodland adjacent to the proposed housing site. Some existing trees located on the edge of a woodland at the Mitigation site (Herringswell) are proposed to be felled as part of the ecological mitigation strategy.</p>	<p>No.</p> <p>Significant effects upon the existing woodlands adjacent to the project site (the housing site) are not anticipated. The trees proposed for felling at the mitigation site (Herringswell) would be replaced by new planting elsewhere (outside of the Special Protection Area) and there are unlikely to be any significant effects upon other environmental issues (including landscape impact, protected species and the Special Protection Area) as a consequence of the proposed tree felling.</p>
13	<p>Are there any areas on or around</p>	<p>Likely.</p>	<p>No.</p>

	the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	There are trees and shrubs at and close to the site which may be used for nesting and foraging for species.	There are likely to be short term impacts during construction works and the value of the site for species is likely to be permanently changed following completion of the development given the area will be urban in character, with a higher level of human activity.  It is possible to secure biodiversity enhancements at the site (over and above existing baseline conditions) via controlling conditions on any (potential) planning permission.
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Likely.  There are presently no surface water features on the site.  The nearest watercourse is approximately 850 metres from the project site (south).  The project site (housing site) is underlined by a major aquifer but is not in a groundwater protection zone (ref Environment Agency website).	No.  Drinking water is not likely to be affected by the development (ground water protection zones). The aquifer underlining the site can be protected, if necessary, by pollution control measures secured by condition, should planning permission be granted.
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Unlikely.  Parts of the project site are situated within the countryside. The local landscape is not protected by Area of Outstanding Natural Beauty (national) or Special Landscape Area (local) designations.	No.  No significant effects are anticipated.
16	Is the project in a location where it is likely to be highly visible to many people?	Unlikely.  The site does not front onto a main vehicular or pedestrian route.  There is a public footpath to the south of the site (the housing site).	No.  The site is concealed from main routes. The footpath is not likely to be used by high numbers of people.
17	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?	Unlikely.	No.  The public footpath would not be affected by the development, including its

			construction periods. The project site is adjacent to the village playing fields with sports pitches and games areas but access to these facilities would not be affected by the project.
18	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?	<p>Likely.</p> <p>Traffic congestion is not anticipated as a consequence of the project (housing development). The A12(T) runs north/south to the west of the village and the A14(T) (east/west route) is a few kilometers to the south.</p>	<p>No.</p> <p>It is not anticipated that the proposed development would have a significant impact upon the local or strategic road network.</p>
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	<p>Likely.</p> <p>The project site is of high archaeological potential, as defined by the County Historic Environment Record.</p> <p>There are no listed buildings on, abutting or adjacent to the site. There are no Conservation Area designations that would be affected by the project.</p>	<p>No.</p> <p>There are unlikely to be any archaeological features at the project site which need to be preserved 'in situ'. Methods to investigate and record any archaeological interest could be secured by condition.</p> <p>No significant effects are anticipated.</p>
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	<p>Likely.</p> <p>The site proposed to accommodate the 374 proposed dwellings (circa 17 hectares), associated infrastructure and public open space is predominantly agricultural land at present.</p>	<p>No.</p> <p>The greenfield land to be lost to development is Grade 4 classified agricultural land. The development would result in the permanent and irreversible loss of the land. However, the loss is small and given its Grade 4 (low quality) status is not considered significant.</p>
21	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	<p>Likely.</p> <p>The site proposed for the housing development is surrounded by a combination of existing housing (west) woodland (east), recreation (north) and open countryside (east and south).</p> <p>The mitigation site (Herringswell) is surrounded by woodland and countryside (including Stone</p>	<p>No.</p> <p>Existing (adjacent) and proposed (site) land uses are considered compatible. Potential impacts upon existing land uses and properties are capable of avoidance or mitigation.</p>



		Curlew habitat within the adjacent Special Protection Area).	
22	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Likely.  The proposed development would extend an existing large village.	No.  The proposed development is reflective of the existing land uses in the village and would have no significant effects upon existing populations.
23	Are there any areas on, or around, the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	Unlikely.  There is a school and other community facilities in the village, but these are not in close proximity to the proposed housing development.	No.  The facilities are sufficiently distant from the development site such that there would be no significant effects arising which, in any case, are considered compatible.
24	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Likely.  The project site (housing) is underlined by a major aquifer and sits above a groundwater protection zone (ref Environment Agency website). It is also adjacent to woodland (east).  No other scarce resources nearby.	No.  Drinking water is not likely to be affected by the development (ground water protection zones). The aquifer underlining the site can be protected, if necessary, by pollution control measures secured by condition, should planning permission be granted.  The area of woodland to the east of the project site would not be affected by development.
25	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Unlikely.  The project site is not subject to abnormal weather/climatic conditions.	No.  The application site (housing site) is circa 800 metres from a watercourse (at its nearest point) and is not at risk from flooding.  No significant effects are anticipated.
26	Are there any plans for future land uses on or around the location which could be affected by the project?	Unlikely	No.  The District Council is in the process of reviewing its local plan and allocating sites for development. The project proposal is unlikely to prejudice that process or affect other sites coming forward for development.

27	<p>Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other existing or planned activities in the locality?</p>	<p>Likely</p> <p>There are likely to be further developments planned for and realised (predominantly for new housing) in the village over the local plan period to 2031.</p>	<p>No.</p> <p>The overall level of growth in the village will be planned for to meet identified need. The cumulative effects of developments will be considered as part of the Local Plan and normal planning applications processes and any effects (infrastructure requirements, landscape etc) are capable of mitigation.</p>

<b>B. CONCLUSIONS</b>		
(i)	Schedule and category of development	
	Category 10 (b) - Urban Infrastructure Project	
(ii)	Summary of features of project and of its location	
	a	Characteristics of development
		<p>The proposed development is an urban development project approximately 22 hectares in size (in totality). The proposed development is above the indicative threshold set out in Schedule 2 of the EIA Regulations, 2011 (0.5 hectares), and below the 1,000 dwelling (urbanising effects) indicative thresholds for urban development projects advised in Circular 02/99.</p> <p>The characteristics of the development have been considered having regard in particular to the size of the development, physical land use changes, the production of waste, pollution and nuisances, environmental risks and the cumulation with other planned development in the vicinity of the site.</p> <p>The proposed development of 374 (no.) dwellings (etc.) is not considered to have potential to lead to significant environmental effects.</p>
	b	Location of development
		<p>The location of the proposed development has been considered in the context of the environmental sensitivity of the geographical areas likely to be affected, having regard to existing land uses, the relative abundance, quality and regenerative capacity of natural resources in the area and the absorption capacity of the natural environment.</p> <p>The environmental sensitivity of the location of the development is considered high given the designated Special Protection Area nearby and part of the housing site being located within its 1,500m buffer zone. It is a greenfield site on the edge of Red Lodge, within close proximity to existing residential properties. Given the nature and scale of the proposals and that it has been satisfactorily demonstrated that there would be no significant adverse impacts upon the Special Protection Area (accepted by Natural England) the location of the project is not considered to give rise to significant environmental effects.</p>
c	Characteristics of the potential impact	
	<p>The potential significant effects of the development have been considered, including the extent of the impact, the magnitude and complexity of the impact, the duration, frequency and reversibility of the impact.</p> <p>The proposal is unlikely to lead to significant environmental effects.</p> <p>Some effects of the proposed development would be permanent (eg loss of agricultural land and use of resources, traffic, landscape and amenity), other effects would be temporary (eg. construction). These potential impacts are not considered to be of significant magnitude and complexity, and do not require to be informed further via an Environmental Impact Assessment.</p>	
(iii)	If a SO/SD has been provided do you agree with it?	
	Yes	n/a
	No	n/a
(iv)	Is it necessary to issue a SO/SD?	
	Yes	X
	No	
(v)	Is an ES required?	
	Yes	
	No	X

<b>C. SCREENING DECISION</b> (Indicate below which assessment applies)					
<b>Assessment</b>		<b>Action (produce model letter 'x')</b>	<input checked="" type="checkbox"/>	<b>Response due from</b>	<b>Date response due</b>
Sch 1 development	ES required	<b>Issue positive or negative SO/SD</b>	<input type="checkbox"/>		
Sch 2 development – threshold exceeded/criterion met/sensitive area and likely to have significant effects on the environment	ES required	<b>Issue positive or negative SO/SD</b>	<input type="checkbox"/>		
Sch 2 development – not likely to have significant effects on the environment	ES not required	<b>Issue positive or negative SO/SD</b>	<input checked="" type="checkbox"/>	No response due.	n/a
Sch 2 development but effects not clear at this stage – file to be reviewed at a later stage	N/K	<b>Review when appropriate – new info/case progresses</b>	<input type="checkbox"/>		
Sch 2 but not EIA development – negative screening opinion - SoS agrees	ES not required	<b>No action required</b>	<input type="checkbox"/>		
Sch 2 but not EIA development – positive screening opinion - SoS disagrees	ES not required	<b>Issue negative SO/SD</b>	<input type="checkbox"/>		

<b>Name</b>	Marie Smith
<b>Date</b>	13 <sup>th</sup> February 2014