

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

1. CASE DETAILS			
Case Reference	UTT/24/2682/SCO	Brief description of the project / development	Land North of Taylors Farm. 27ha employment land B2 and B8
Appellant	Takeley Street Residents Group Committee– request for full EIA. Reasons cited below		
LPA	Uttlesford		
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)			
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			10A Industrial Estate Development
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			Yes The land is 120m from a 'sensitive area' as defined by Regulation 2 of the EIA Regulations, ie Hatfield Forest – an SSSI and NNR
If YES, which area?			Hatfield Forest SSSI and NNR
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			Site 27Ha
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?			
If yes, is the SO/SD positive?			
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.

A Screening Criteria Question		B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		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.	
5. NATURAL RESOURCES					
5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?		Yes / No / N/A	Yes Developer indicated in previous masterplan the need to alter ditches.	Yes / No / N/A	Yes This would significantly affect the nearby SSSI/NNR as the only feed to Hatfield Forest Lake Potentially adversely affect residents when flooding occurs
5.2 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?			Yes Grade 2 Agricultural Land		Yes Grade 2 Agricultural land will be irrevocably destroyed. Water resources likely to be affected-known shortage area
5.3 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?			Yes Hatfield Forest SSSI/NNR Flitchway - Local Nature Reserve Priory Wood - Ancient Woodland 27 ha of grade 2 Agricultural Land, some under a Stewardship Arrangement.		Yes Impact on SSSI and LNR likely to be irreversible Mitigation unlikely to resolve damage.
6. WASTE					

6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes Both construction phase and use of development	Yes Fugitive emissions from industrial operations/buildings in the rural location will have a significant and irreversible impact on residential amenity and the local environment (wildlife and biodiversity)
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7. POLLUTION AND NUISANCES

7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes Construction and use are likely to generate air pollution, impacting on residential sensitive receptors adjacent to the site .Possible significant risk of fugitive dust emissions during construction from unpaved roads, aggregate storage piles, heavy plant operations etc.	Yes Fugitive emissions from industrial operations/buildings in the rural location will have a significant and irreversible impact on residential amenity and the local environment (wildlife and biodiversity)
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes Noise, vibration and light during construction and during operation.	Yes Likely to have adverse impact on adjacent residential amenity , SSSI / NNR, Ancient Woodland and a Local Nature Reserve including wildlife and habitat.
7.3 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?	Yes B8 category will generate release of pollutants to surface water.	Yes Surface water flows from this site – only feed to SSSI/NNR Lake Local Surface Water Flooding likely
7.4 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?	Yes Field opposite site across B1256 previously used as illegal waste dump.	Yes Waste entombed and should not be disturbed. Any seepage to or from this site carries a risk. See map 2 Environment Agency Public Register

			Proposed industrial site is within 54-57db noise contour which is above the degree of annoyance threshold currently set at 54db. Both these readings are above the 51db defined in Government's Airspace and Noise Policy (Ref 3) as the daytime Lowest Observed Adverse Effect Level (LOAEL). N60 contours (report to show individual aircraft noise readings above 60db) show hundreds of flights exceeding 60db over the proposed industrial site.
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8. POPULATION AND HUMAN HEALTH

8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	Yes Access points not specified. Construction employee parking not specified	Yes Likely risk where additional entrances/exits placed along this short stretch of the B1256. Risk of traffic U – turns to access Takeley village
8.2 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)	Yes Site borders residential area	Yes Likelihood of fugitive emissions, diesel/manufacturing fumes and surface water contamination. Noise and vibration contributory factors.

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9. WATER RESOURCES

9.1 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 Risk of Surface Water Flooding to SSSI/NNR including pollutants to Shermore Brook – the only feed to HF, Marshland and Lake. Risk of water shortage to SSSI/NNR. If drainage changed or flow interrupted, this will affect SSI Lake levels	Yes. See Uttlesford Level 2 Strategic Flood Risk Assessment Detailed Site Summary Assessment. App A Site code Takeley C pp 96-105. EIA needed to assess potential damage to SSSI Lake Airport Balancing Ponds directly to the East of the site.
10. BIODIVERSITY (SPECIES AND HABITATS)			
10.1 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))).		Yes Hatfield Forest SSSI. NNR Flitchway Local Nature Reserve. Priory Wood – Ancient Woodland	Yes Irreversible risk to species and habitat that mitigation cannot resolve
10.2 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 Very rare Oxlips in Priory Wood Red Kites for at least 2 seasons Rare bats on Flitchway Rare species in Hatfield Forest including Nightingales and Great Crested Newts GCN also at Thremhall Priory and Farm.	Yes Permanent loss of habitat likely resulting in irreversible damage. Potential loss of SSSI status to Hatfield Forest

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11. LANDSCAPE AND VISUAL		
11.1 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).	Yes Approx 30 listed buildings. Prow runs between Bassingbourn gate houses. Hatfield Forest SSSI and NNR Priory Wood Ancient Woodland	Yes Permanent loss of habitat PROW's likely to be rendered unusable if it involves walking through a distribution site. Damage to listed buildings through vibration
11.2 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 Backs on to and opposite Residential area , adjacent to village gateway, thus highly visible.	Yes Site including Plant and Equipment will be visible from housing as adjacent to residential area during Contruction and Use phases. Visible from PROW Visible from B1256 Visible from residential properties
12. CULTURAL HERITAGE/ARCHAEOLOGY		
12.1 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).	Yes Hatfield Forest SSSI/NNR home to two ancient monuments – Portingbury Hills and The Warren	Yes Increased irreversible damage from footfall to HF likely and potential loss of SSSI status

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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13. TRANSPORT AND ACCESS		
13.1 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?	Yes 2 PROWs run through the land	Yes Walking a PROW through a B8 site will affect public use
13.2 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?	Yes B1256 used for diverted traffic when issues arise on A120 and M11 and prone to congestion. Local HGV's routed through B1256 due to weight limits elsewhere, causing delays, pollution and localized vibration 2 PROW's track across the land	Yes Increased traffic congestion on B1256 likely to cause environmental problems
14. LAND USE		
14.1 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 Hatfield Forest SSSI/NNR	Yes Increased pressure on SSSI /NNR could mean loss of SSSI status The indicative 1000 employees have nowhere to go during rest periods other than HF or the Flitchway
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes The Developer has submitted plans for an 18 ha employment site on this land with other land safeguarded for further development.	Yes This would undoubtedly affect this project especially as unclear which parts of the site will be developed. Does this mean it will be 26ha employment site?

15. LAND STABILITY AND CLIMATE

15.1 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		
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16. CUMULATIVE EFFECTS		
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes Estimated 1000 employees on 8h Warehousing and Distribution site within 120m of SSSI and Local Nature Reserve. Adjacent to Ancient Woodland with very rare Oxlips. Red list species present in locality.	Yes An EIA is required because it is not clear from the Developer submission whether the 8ha is an intrinsic part of the 18ha allocated in Reg 19 or in addition to, thus leading to a total developable area of 26ha. Their submission indicates that the 8ha proposal is part of Airport Infrastructure Land when in fact it is ALL Grade 2 Agricultural Land. The ALC maps are inaccurate for this site. The site in its entirety is Grade 2 agricultural. NONE of the site forms part of Stansted Airport infrastructure or is linked to the airport in anyway. <u>Note:</u> The Provisional Agricultural Land Classification Maps (ALC) the developers refer to were published on an Ordnance Survey base in the period 1967 to 1974. DEFRA Data Services Platform clearly state "these maps are not sufficiently accurate for use in assessment of individual fields or development sites, and should not be used other than as general guidance".
17. TRANSBOUNDARY EFFECTS		
17.1 Is the project likely to lead to transboundary effects?²	No	Er

Note:

1 Page 10 of the Applicants form states: *"According to Natural England's Provisional Agricultural Land Classification (ALC) Map, the Site includes non agricultural land and Grade 2. The eastern section of the Site and two smaller triangles of land on the western section of the Site along the southern boundary are depicted as Grade 2. Grade 2 agricultural land is considered Best and Most Versatile (BMV). The remainder of the Site is formed of non-agricultural land, associated with the infrastructure of Stansted Airport"*

The entire site is Agricultural Land. Airport Infrastructure is entirely owned by the Manchester Airport Group- not part of the site. SEE 16.1 above.

2 Page 12 states: *"Access into the development will be taken from the B1256 (The Street / Dunmow Road) towards the western end of the development. An emergency access with restricted local access is also proposed"*

The Developer should indicate all access points in the context of potential Environmental Impact.

3 Page 14 notes: *"suitably worded planning condition"*.
Page 19 (Transport) notes *"an appropriately worded condition"*.

The Essex EIA makes it clear that "Planning Conditions designed to mitigate adverse environmental effects are not used as an alternative to proper EIA".

4 Page 14 notes: *"Surface water run-off and foul water drainage will be managed on- site during the construction and operational phases"*.

4.1 There is no mains drainage near or on the site boundary and it is unclear how foul water drainage for 1000 employees could be managed on site. This should be demonstrated through an EIA. **We note that the UDC Evidence base states that foul water should go to Bishops Stortford Sewage Treatment Plant. The EIA should demonstrate how this will be achieved as likely to have significant impact on the Environment**

4.2 We would expect there to be **an Environmental Impact Assessment of how the surface water from this site would impact on Neighbouring Properties, Hatfield Forest and the Flitchway both during the Construction and Operational phase**

5 "Transport" Section: p19 recognises congestion during the *"construction period"* but since there is no blue/green infrastructure in place such as cycleways and regular bus routes **an EIA is needed to demonstrate how the 400 construction workers (stated in one of their previous plans) and 1000 employees will access the site and park their vehicles on what is currently a field.**

6 The Landscape section *"Retain drainage ditches and field structure within the design where possible and provide additional planting to enhance these features."*

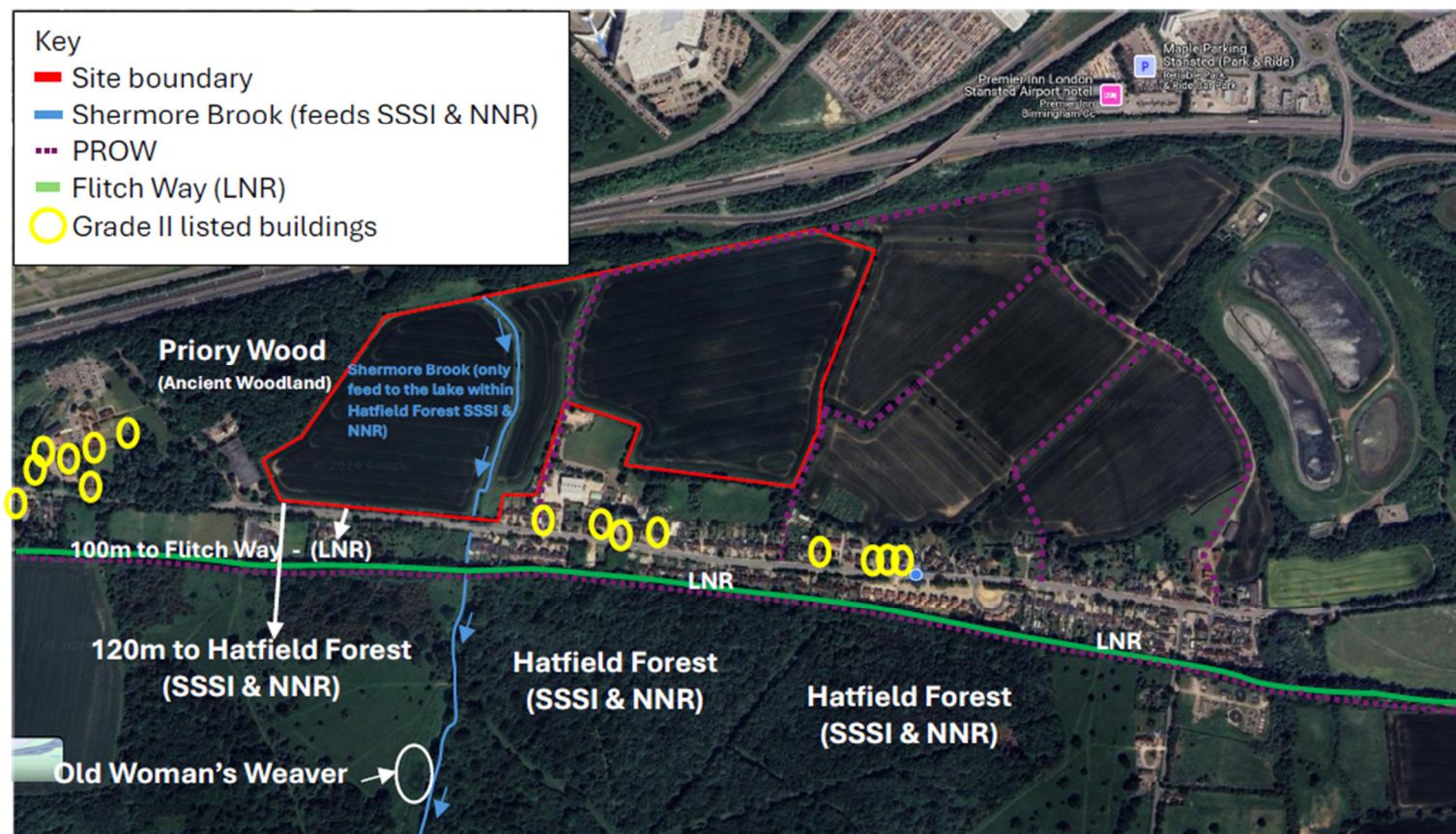
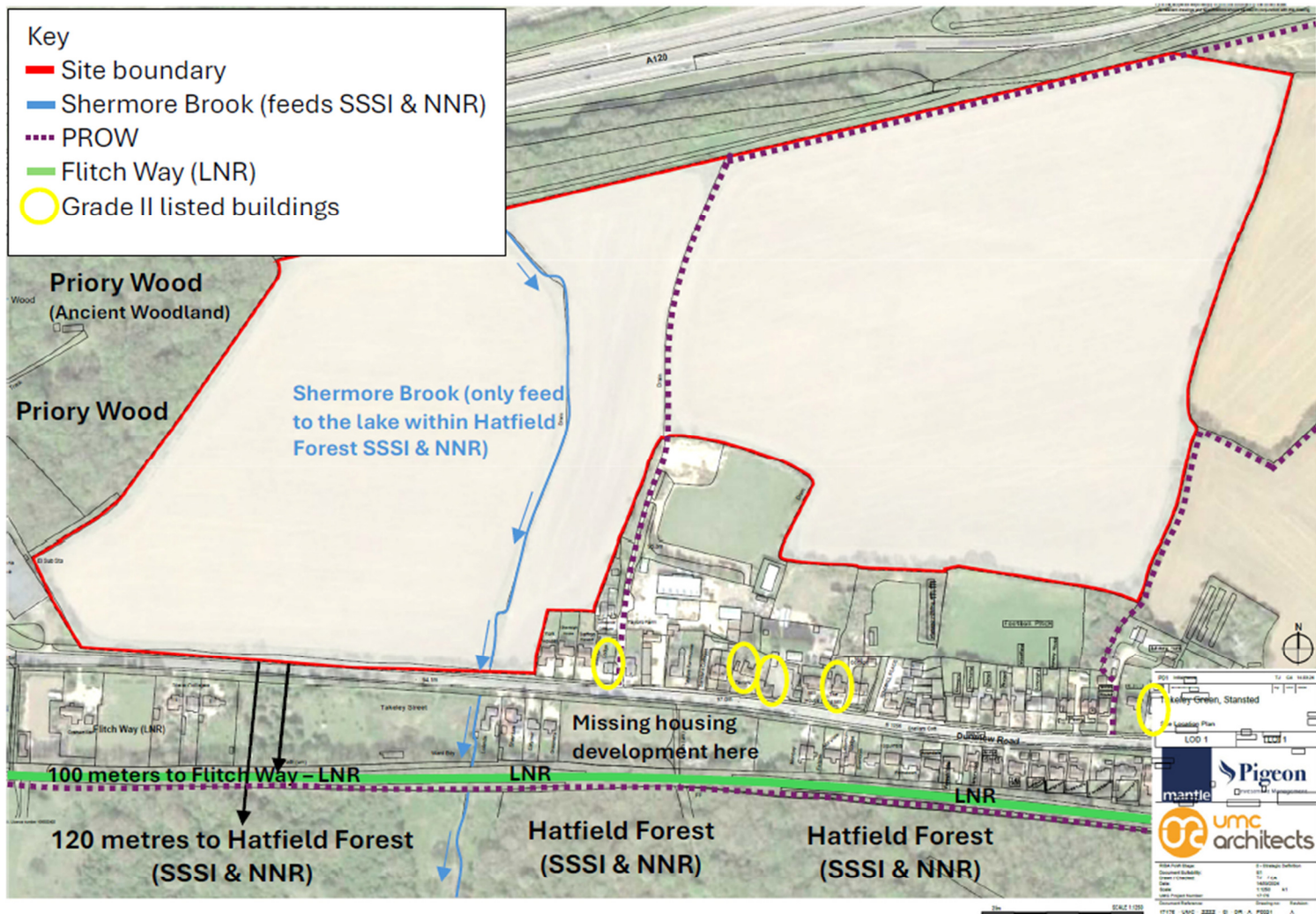
Drainage ditches serve Hatfield Forest, its Lake and Marshland. **"Where possible" is not acceptable and an EIA is needed.**

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.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3		
19. SCREENING DECISION		
If a SO/SD has been provided do you agree with it?		
Is it necessary to issue a SD?		
Is an ES required?		
20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	YES
<u>Not</u> likely to have significant effects on the environment	ES not required	
More information is required to inform direction	Request further info	
21. REASON FOR SCREENING		

NAME	
DATE	

Map - 1 Detailed site map



Map2EA – Environment Agency Public Register



Enter a postcode or place name:

Other topics for this area...

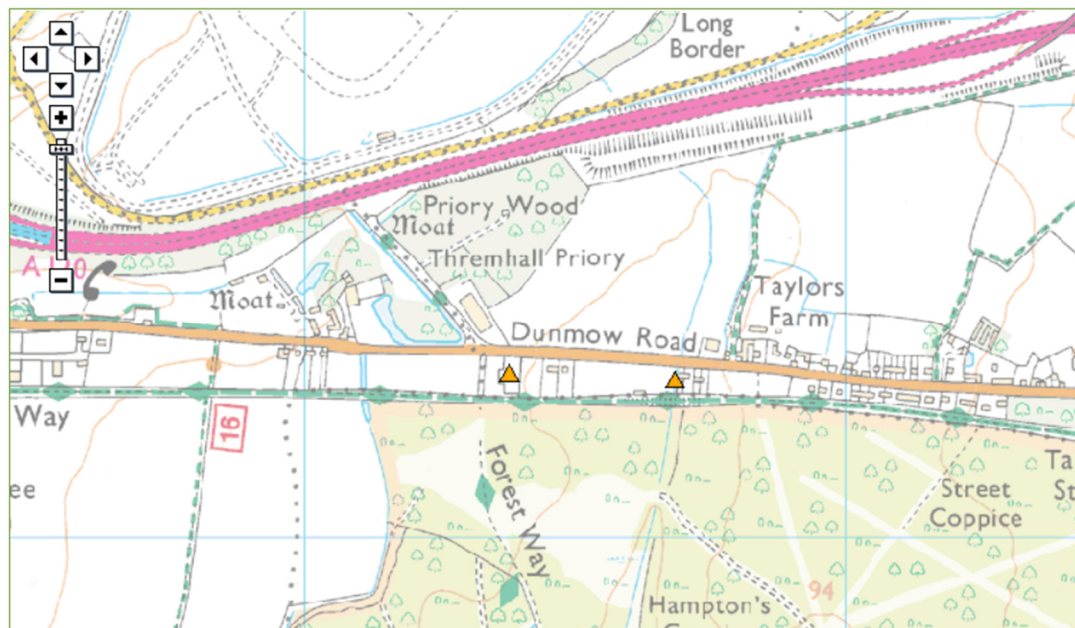
Pollution

Go

Map legend
 Click on a feature for details of that site
☒ Pollution Incidents
☒ Industrial Pollution
 Major
 Significant
☒ Industrial Pollution
 Fuel & Power
 Metal
 Mineral
 Chemical
 Waste
 Water
 Radioactive
 Associated
 Other
 Not Classified

Map of X: 553,452; Y: 221,310 at scale 1:10,000

Data search Text only version



Pollution Incidents (Grid reference: X: 553,375.27; Y: 221,296.77)

This page shows the overall environmental impact of each pollution incident. There are four levels of severity (major, significant, minor and no impact) but only major and significant incidents are shown here. We categorise the impact of an incident on air, land and water separately, and the most severe of these is used for the overall impact. Click 'View details' to see how the incident affected air, land and water.

Page 1 of 1 (1 result for selected location)

Local Authority	Date	Environmental impact	Incident number	
Uttlesford	24-Oct-2007	Significant	540823	

Pollution Incidents

Site details	
Incident number	540823
Local Authority	Uttlesford
Year	2007

Pollution incidents details				
This table shows the environmental impact of the incident on air, land and water.				
Major impact - This may have persistent and extensive effects on the quality of the environment, there may be major damage to the ecosystem, agriculture and/or commerce, and it may have a serious impact upon man.				
Significant impact - Whilst less severe than a major impact, there may still be significant damage to the ecosystem, agriculture and/or commerce, and a reduction in amenity value. It may also have an impact on man.				
Date	Impact to air	Impact to land	Impact to water	Pollutant
24-Oct-2007	Minor	Significant	Minor	Inert Materials and Wastes