

SCREENING CHECKLIST

(Taken from Guidance on EIA: Screening, European Commission, June 2001)

Brief Project Description:

Residential Development at land to the west of Woodlands Lane, Blythe Bridge

Summary of features of project and of its location indicating the need for EIA

Questions to be Considered	Yes/No/? Briefly Describe	Is this likely to result in a significant effect? Yes/No/? – Why?
1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in water bodies, etc)?	Yes – the development will be located on a greenfield site, currently used for agriculture.	No – A greenfield site will be changed to brownfield with a number of houses being constructed. The development will therefore cause physical changes to the locality in terms of land use and topography, although limited cut and fill will be required. The site is an allocated housing site within the Local Plan and is required to meet the housing need of the District. Whilst the proposals will result in physical changes to the locality, compensatory/ mitigation measures will be employed and the scale of the development is not considered to be sufficiently significant in itself to trigger EIA.
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?	Yes – construction raw materials and energy.	No significant effect at the site location – the consumption of raw materials to create the built structures would be sourced elsewhere.
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?	No	N/A
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes – Packing waste, surplus materials.	No – Any waste will be readily disposed off site to appropriate facilities.

5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Only from construction vehicles during the build, not once completed.	No – Any pollutants will be for a short time during the construction phase of the development.
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes – noise and vibration during the construction phase. Light will be released from the dwellings and street lights once completed.	No – Noise and vibration will be for a short time during the construction phase. Light emissions will be low and similar to adjacent residential development. The site is also adjacent to the A50, with existing lighting columns.
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?	No	N/A
8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Yes – all activities carry risks.	No – such risks are likely to be very low being controlled by established construction and operating methods and procedures including legislation.
9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes – The residential development will increase the number of people living in Blythe Bridge with the associated knock-on to existing services such as schools, GPs etc. Limited additional employment during construction.	No - The addition to the population will be mitigated through the payment of s106 contributions as well as the provision of on-site affordable housing. Some employment would be created during construction and subsequent operation but not at a level significant in EIA terms to the locality.
10. 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?	No	N/A
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?	No	N/A

12. 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?	Yes – The site contains a number of ponds, Great Crested Newts are known to be on the site and field hedgerows and trees are present.	No – subject to appropriate safeguards, mitigation and controls. Ecological Surveys and an Arboricultural Survey will be submitted as part of the application and the existing field hedges and trees are to be incorporated as part of the layout as much as possible.
13. Are there any areas on or around 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?	Yes – Great Crested Newts are known to be present on the land from the work that was undertaken on Phase 1 of the development to the north of the site. Protected nesting birds will use habitats within the site on a seasonal basis. Possibility of other species using the site such as badgers, amphibians, bats etc.	No – subject to appropriate safeguards, mitigation and controls. Ecological Surveys and an Arboricultural Survey will be submitted as part of the application and the existing field hedges and trees are to be incorporated as part of the layout as much as possible. The effects are judged not likely to be significant. Mitigation e.g. by way of seasonal timing of works and compensation e.g. by way of alternative nesting / roosting provision are considered likely to provide sufficient safeguard to avoid significant effects.
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	N/A
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?	No	N/A
16. Are there any routes or facilities 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 – A public footpath, Forsbrook 6, follows the northern and eastern boundaries of the site.	No - The public footpath is to be partially re-routed but it will be retained as part of the development and new footpath trails are proposed as part of the development that will connect to the existing public footpath.

17. 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 – The A50 and A521. The development will exit onto the A521, resulting in more vehicles using the A521.	No – Junction improvements onto the A521 were undertaken when Phase 1 of the residential development was implemented. It is likely that the new junction will be able to accommodate the additional capacity. However, a Transport Assessment will be submitted with the application and Highways England will be consulted as part of the application process to ensure no impacts occur and any alterations are conditioned.
18. Is the project in a location where it is likely to be highly visible to many people?	Yes – the site is adjacent to an existing housing development that is under construction, is adjacent to two A-roads and in close proximity to Blythe Bridge.	No – the separation distances involved and in the context of the surroundings (adjacent housing development under construction) the development is unlikely to be perceived as significant in EIA terms. The site is also screened to some degree by existing vegetation and a landscaped bund is proposed alongside the A50.
19. Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No	N/A
20. Is the project located in a previously undeveloped area where there will be loss of Greenfield land?	Yes – the site is currently agricultural land.	No - The site is an allocated housing site within the Local Plan and is required to meet the housing needs of the District. The development will result in the loss of existing agricultural land however, the scale of the development is unlikely to be perceived as significant in EIA terms.

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?	Yes – residential properties and farms.	No – Disturbance will be short-term during the construction phase and subject to normal controls such as timing of works. Separation distances will be imposed to ensure the development does not affect the amenity of these properties.
22. Are there any plans for future land uses on or around the location which could be affected by the project?	Yes – Land on the opposite side of the A50 is allocated for employment use and the access to the site is via a road running through the development.	No – The development will be designed either to enable the road to be connected via a bridge link to the allocated site, or alternative options will be formulated to ensure that the development doesn't prevent the employment allocation coming forward at a later date.
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes – The site is a continuation of an existing housing development that is currently under construction. It is also located in close proximity to Blythe Bridge.	No – Disturbance will be short-term during the construction phase and subject to normal controls such as timing of works. Separation distances will be imposed to ensure the development does not affect the amenity of these properties.
24. 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?	No – not immediately adjacent. In Blythe Bridge, yes, but these are a significant distance from the site.	N/A
25. 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, that could be affected by the project?	No	N/A
26. 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	N/A

27. 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?	No	N/A
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The screening checklist provides a list of questions to help identify where there is potential for interactions between a project and its environment.

There is no specific rule that can be used to decide whether the results using the screening checklist should lead to a positive or negative screening decision (i.e. that EIA is or isn't required). In theory, if there is one "YES" answer to the question is it likely to result in significant effect, EIA may be required, however as a general principle, the greater the number of "YES" answers and the greater the significance of the effects identified, the more likely it is that EIA is required. "?" answers indicating uncertainty about the occurrence or significance of effects, should also point towards a positive screening decision (i.e. that EIA is required) because the EIA process will help clarify the uncertainty.

Finally, the questions below have been considered for each "YES" answer in the screening checklist and the conclusions and reasons for it noted in the checklist. Having regard to the above advice, the questions are designed so that a "Yes" answer will generally point towards the need for EIA and "NO" answer to the EIA not being required.

Questions to be considered

1. Will there be a large change in environmental conditions?

No – there will be a change, but it wouldn't be significant and compensatory/mitigation measures will be employed.

2. Will new features be out-of-scale with the existing environment?

No

3. Will the effect be unusual in the area or particularly complex?

No

4. Will the effect extend over a large area?

No – the site is large, but not significant in terms of EIA developments.

5. Will there be any potential for transfrontier impact?

No

6. Will many people be affected?

No

7. Will many receptors of other types (fauna and flora, businesses, facilities) be affected?

No – some will be affected, but compensatory/mitigation measures will be employed.

8. Will valuable or scarce features or resources be affected?

No

9. Is there a risk that environmental standards will be breached?

No

10. Is there a risk that protected sites, areas, features will be affected?

No

11. Is there a high probability of the effect occurring?

Yes – the development is likely to be implemented if consent is granted.

12. Will the effect continue for a long time?

Yes – development would be permanent.

13. Will the effect be permanent rather than temporary?

Yes – the development would be permanent.

14. Will the impact be continuous rather than intermittent?

Yes – the development would be permanent.

15. If it is intermittent will it be frequent rather than rare?

N/A

16. Will the impact be irreversible?

Yes – the development would be permanent but could be demolished.

17. Will it be difficult to avoid, or reduce or repair or compensate for the effect?

No – impacts could be mitigated.