

Network Space

Land North of Shaw Lane, Carlton

Outline Planning Application Environmental Impact
Assessment Screening Report

Revision C 2 February 2022



Revision Record

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I. Introduction

I.1. Spawforths, Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark registrants, have been instructed by Network Space to formally request an EIA Screening Opinion from Barnsley Metropolitan Borough Council for residential development of up to 215 dwellings at land north of Shaw Lane, Carlton. The proposal comprises:

Outline planning application for up to 215 dwellings with associated car parking, garages, landscaping, open space, and drainage provision including details of a new vehicular access onto Shaw Lane. All other matters reserved.

At Land to the North of Shaw Lane, Carlton, Barnsley

I.3. This report reflects the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the “EIA Regulations”) and in accordance with Regulation 6 of the EIA Regulations, this report contains:

- a plan sufficient to identify the land;
- a description of the development, including in particular:
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- a description of the aspects of the environment likely to be significantly affected by the development;
- to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:
 - (i) the expected residues and emissions and the production of waste, where relevant; and

- (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
- such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Requirement for EIA

I.4. In order to determine whether the proposed development is 'EIA development', regard must be had for the EIA Regulations.

I.5. EIA development is defined by the EIA Regulations as development:

“likely to have significant effects on the environment by virtue of factors such as its nature, size or location”.

I.6. EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

I.7. In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

“Where a relevant planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority ... must take into account in making that decision-

- (a) Any information provided by the applicant;
- (b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority...; and
- (c) such of the selection criteria set out in Schedule 3 as are relevant to the development.”

- 1.8. In order to allow Barnsley Metropolitan Borough Council to determine the need for EIA this report provides a description of the site and proposed development, a review of the EIA Screening Criteria (Schedule 3) based on the EIA Regulations and a site location plan at Appendix I.

Site Context and Location

- 1.9. The Site is located to the north east of Barnsley, to the east of Carlton, and forms part of mixed use allocation MU3. The Site is accessed via Shaw Lane, which leads to the A628 to the east of the Site beyond the disused railway line, providing excellent transport connections to Shafton, Brierley, Hemsworth with the A1 to the east, and Barnsley to the south.
- 1.10. The Site is within walking distance of bus services, with bus stops located on Fish Dam Lane, Royston Road/ Church Street (Route 57/59), and B6132/ Carlton Road (Route 193), connecting Carlton to the surrounding area including Barnsley Town Centre, Shafton, Cudworth, Royston, and Wakefield. The Site is within walking distance of a range of local services including schools (Carlton Primary Academy, Outwood Academy Carlton), community facilities, local shops, and employment opportunities (including premier foods, Ardagh Glass off Fish Dam Lane, and Carlton Road Industrial Estate, located to the south west of the Site).
- 1.11. The Site benefits from being in close proximity to a Public Right Of Way network. With Bridleway No. 30 located to the west of the Site, along the Barnsley Canal, and Footpath No. 31 to the south of the Site. This Bridleway, along the Barnsley Canal connects to the wider network, including Bridleway No. 17 and No. 28, and Footpath No. 24 and No. 25. These provide opportunities for both active travel and recreation.
- 1.12. The Site is approximately 7.57 hectares in extent, and is currently used as agricultural land along with areas of marshland. The Site is relatively level. Shaw Lane forms the southern boundary to the Site, and is bounded to the east by the embankments to the disused railway line. Agricultural land forms the northern and western boundaries to the Site. The Barnsley Canal lies outside the Site boundaries, to the west of the Site, with Carlton Park and Carlton beyond. To the east of the railway embankment are a variety of industrial/sui generis uses, including metal recycling, and building supplies. Land to the south and north forms part of the wider allocation MU3.

Environmental Designations

- 1.13. This section identifies relevant planning considerations connected to the site and the proposals.

Planning Designations / Considerations	Site Address / Proximity to the Site
Conservation Areas	The Site is not within or adjoining to a Conservation Area. Carlton Conversation Area is located to the west of the Site, with intervening development between the Site and the Conservation Area.
Listed Buildings	None on the Site.
Heritage Assets	None on the Site.
Ancient Monuments	None on the Site.
Tree Preservation Orders	None on the Site.
AONB or Landscape Designation	The Site is not located within a landscape designation. The Site is located 14.5 miles from the Peak District National Park.
SSIs/SSSIs	The Site is not within or adjacent to any SSSIs.
Ecological Designations	The Site lies close to the identified Local Wildlife Site/ Local Nature Reserve Carlton Marsh.
Flood Risk Zone	The Site is within Flood Risk Zone 1.
Rights of Way (including PROW, bridleways etc.)	There are no designated PROW through or adjacent to the Site. There is a public right of way (Bridleway No.30) to the west of the Site and running along the southern boundary and then to the south (Footpath No. 31). This route connects to the wider public right of way network (Bridleway No.17, Bridleway No.28, Footpath No.24 and Footpath No.25).

2. Project Description

Summary of Proposed Development						
Description of Development						
<p>“Outline planning application for up to 215 dwellings with associated car parking, garages, landscaping, open space, and drainage provision including details of a new vehicular access onto Shaw Lane. All other matters reserved.</p> <p>At Land to the North of Shaw Lane, Carlton, Barnsley”</p>						
The Site Area – 7.57 Ha						
Use Class	Number of Units	Means of Access	Maximum Site Area (ha)	Maximum Floor Space (m ²)	Maximum Building Height (m)	Maximum Car Parking Spaces
NA – See Description of development above and in project description	215 units	Shaw Lane	7.57 Ha	N/A	3 storeys	In accordance with Barnsley MBC Parking SPD standards
TOTALS	7.57 Ha					

Figure 2 - EIA Screening Request development parameters

- 2.1. The proposal is for high quality residential development, comprising up to 215 dwellings, in a range of house types, 10% of which are proposed to be affordable, with associated car parking, garages, access, landscaping, open space, and drainage provision, with all matters reserved except for details of access.
- 2.2. Vehicular access to the Site will be taken from the south, from a new junction with Shaw Lane. The access from Shaw Lane allows the Site to come forward independently of the wider allocation, ensuring the Site is capable of making a meaningful contribution to the five year supply. The access and internal road layout and hierarchy will enable access into the wider allocation.
- 2.3. The Land Use Plan acknowledges the potential Council’s ambition to deliver a relief road from Lee Lane, Royston to the A628 via Carlton. The route of the relief road includes a section within the northern part of MU3, through the Site, and a section to the northwest of MU3, located within the Green Belt. The Land Use Plan safeguards a route through the Site, which

will facilitate the delivery of the Northern Vehicular Movement Link, subject to the demonstration of need, viability and deliverability, and release of land from the Green Belt.

- 2.4. Preparation of the layout has resulted from consideration of the sites surrounding character. The indicative residential layout has been developed to align with the streetscape already established within the local area. Parking will be provided based on Barnsley Metropolitan Borough Council's standards for residential car parking and garages, as provided in the Parking SPD.



Figure 3 – Illustrative Masterplan

- 2.5. Public Open Space provision, including a Locally Equipped Play Area (LEAP) will be provided within the centre of the Site with incidental areas of open space to the northwest and southeastern corners of the Site. The provision will be consistent with the achievement of at least 15% of the Gross Site Area.
- 2.6. The Land Use Plan identifies a wildlife corridor to the southern boundary of the Site and immediately adjacent to the eastern boundary, located outside the Site. The proposed layout will respond to these wildlife corridors and the active travel routes proposed to be located within these corridors, within the emerging Carlton Masterplan Framework. The layout will

facilitate appropriately located connections into and out of the Site to the wider PRoW network and proposed active travel routes within the wider allocation.

- 2.7. A Parameters Plan can control key design features and elements of the layout proposal that are not submitted in detail as part of the outline.



Figure 4 –Parameters Plan

Mitigation

- 2.8. A series of technical reports and assessments have been undertaken which have informed the indicative proposals and parameters plan for the Site and identify where necessary any proposed mitigation required.
- 2.9. These can be controlled through approval of a parameters plan and or secured through planning condition to ensure detailed reserved matters include any required mitigation. These mitigation measures are detailed in the Criteria for Screening Schedule 2 Development Schedule at paragraph 3.13.

3. Screening Assessment & Summary of Possible Environmental Effects

3.1. In determining whether the proposed development constitutes EIA development, consideration should be given to the following:

- If the proposed development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;
- Is it located within a sensitive area;
- It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
- Would it lead to likely significant effects on the environment.

Schedule 1 Projects

3.2. EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

3.3. EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.

3.4. Sensitive Areas are defined in the EIA Regulations as:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads, and Areas of Outstanding Natural Beauty;
- World Heritage Sites and Scheduled Monuments.

3.5. In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular

location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

- 3.6. The proposed development does not fall within Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as “the EIA Regulations”) where an Environmental Statement (ES) is mandatory. The Site is not located in a sensitive area and therefore the thresholds should be applied. However, the proposals do fall within Column 1 of Schedule 2 of the EIA Regulations as an “Urban Development Project”. The proposed enabling works fall area the extent of this area is within the applicable threshold and criteria set out in Column 2 of Schedule 2.
- 3.7. An Environmental Impact Assessment (EIA) is not needed however, the EIA Regulations are clear that an EIA is required for Schedule 2 projects only if they are likely to give rise to ‘significant effects on the environment’ by virtue of factors such as their nature, size or location.

Schedule 3

- 3.8. Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process.
- 3.9. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. In order to achieve this Schedule 3 of the EIA Regulations and the Planning Practice Guidance need to be taken into account.
- 3.10. Spawforths have assessed the proposals against the ‘selection criteria’ in Schedule 3 of the EIA Regulations for screening Schedule 2 development to assess whether this particular development is likely to have significant effects on the environment.
- 3.11. In terms of the key technical consideration our conclusions on the likely effects on the environment assessed against the criteria in Schedule 3 have been drawn from technical assessments provided by the Consultant Team advising Network Space.

3.12. The Consultant team advising is as follows:

- Spawforths - Planning Statement
- Spawforths Architects – Masterplanning
- Tetra Tech – Flood Risk Assessment
- Tetra Tech – Ground Investigation Report
- Rachel Hacking Ecology – Phase I Habitat Survey
- Tetra Tech – Tree Survey Report
- Pell Frischmann – Transport Assessment and Travel Plan
- Tetra Tech – Air Quality Assessment
- Tetra Tech – Noise Assessment

Summary of Selection Criteria for Screening Schedule 2 Development Schedule

3.13. The table is based on Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Summary of Selection Criteria for Screening Schedule 2 Development Based on Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017		
	Issue to be considered For works/development during demolition, construction, operation and decommissioning phases	Likely/Unlikely Potential Impact (i.e. is it likely to be an impact (yes/no) and why)
Characteristics of Development		
Size and Design of the Development		
1	Will the development be out of scale with the existing environment?	No. The Site forms part of a wider mixed use allocation (ref: MU3), Land of Shaw Lane, Carlton. The indicative residential layout has been developed to align with the topography and constraints of the Site. The scale, design and layout of the proposed development will be in keeping with the character and appearance of the surrounding area.
2	Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?	Yes. The proposed development will comprise minor improvements to the visibility splays on the junction of Shaw Lane. This will result in a positive impact. Connections into existing services and utilities will be required to facilitate development on the site.
The Cumulation With Other Development		
3	Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists? Cumulative is defined as: <i>'Those effects that result from additive impacts (cumulative) caused by other past, present or reasonably foreseeable actions together with the project itself'</i>	The Site is currently vacant land which forms part of a larger allocation (ref: MU3), which is identified for mixed use housing and green space. The development will be subject to a phased Masterplan Framework covering the entire Site to ensure development is brought forward in a comprehensive manner. The full allocation is for 1,683 dwellings, but the Site pursuant to this application is for up to 215 dwellings. The access from Shaw Lane allows the Site to come forward independently of the wider allocation, ensuring the

		<p>Site is capable of making a meaningful contribution to the five year supply.</p> <p>There are a number of nearby residential properties and allocated developments, however, it is not considered that this proposal will have a detrimental impact upon other development in the area.</p> <p>A Transport Assessment is being undertaken in support of this application which considers the impact of the development on the road network. The Site access will not compromise BMBCs ambition to provide a north west link between Shaw Lane and Royston Lane and a new priority junction at Shaw Lane will be provided.</p> <p>The findings indicate that the proposal will not have a severe impact on the local road network and surrounding junctions.</p> <p>These impacts are not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
4	Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	This application should be considered on its own merits and stands alone. Notwithstanding this, the application site forms part of a wider growth corridor recognised as Land off Shaw Lane, Carlton for residential and mixed use development.
The Use of Natural Resources		
5	Will construction or operation of the development use natural resources such as land, soil, water, biodiversity, materials or energy, especially any resources which are non-renewable or in short supply?	<p>Yes.</p> <p>The construction phase will involve the use of aggregates and energy.</p> <p>The scale and nature of the proposals will ensure that the development will not result in any significant effects on natural resources.</p> <p>These impacts are not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
The Production of Waste		
6	Will the development produce wastes during demolition, construction or operation or decommissioning?	<p>Yes.</p> <p>During the construction phase there will be construction waste.</p> <p>Upon occupation there will be typical household waste and foul drainage.</p> <p>This issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>

Pollution and Nuisances

7	<p>Will the development 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>	<p>No.</p> <p>In summary, Tetra Tech confirm that the site is suitable for a residential end use. The risk posed the development by on site sources of contamination is considered to be low to locally moderate to future site users due to the detection of asbestos in the underlying Made Ground and a localised elevation of hydrocarbons.</p> <p>Additional works are recommended to be carried out on site to enable development, including additional ground gas monitoring; targeted investigation along routes of proposed water supply pipelines; a Remediation Strategy for water supply pipework, ground gas protection measures and soil cover system; dynamic sampling to inform detailed foundation design; Geotechnical laboratory testing to determine the volume change potential; and, CBS testing to inform pavement design.</p> <p>This could be undertaken as part of any planning conditions imposed as part of any outline planning approval to confirm the findings of the initial conceptual site model.</p> <p>This issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
8	<p>Will the development release pollutants or any hazardous, toxic or noxious substances to air?</p>	<p>No.</p>
9	<p>Is there a potential risk from:-</p> <ul style="list-style-type: none"> • leachates • Escape of wastes or other products/by-products that may constitute a contaminant in the environment 	<p>No.</p> <p>The site is not significantly contaminated and is not in an environmentally sensitive area.</p> <p>Therefore it is considered that the risk would be minimal. As a result, this issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
10	<p>Will the development cause noise and vibration or release of light, heat energy or electromagnetic radiation?</p>	<p>Yes.</p> <p>There will be noise and vibration associated with construction activities, but these will be minimised through the use of best practice construction methods controlled through planning conditions which could require a Construction Management Plan.</p> <p>The proposal has the potential to give raise to noise, vibration and light during its operational phase. However, the planning application will be accompanied by a noise assessments, which demonstrates that the proposal will not give rise to significant noise, vibration, whenever compared to baseline levels.</p> <p>Therefore this issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>

The Risk of Accidents, having regard in particular to substances or technologies used

11	Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment (including the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge)?	<p>The use of best practice construction methods controlled through planning conditions will remove the risk during construction phase.</p> <p>Equally, the layout of the scheme has been designed to minimise the potential for conflict between different users of the site. Furthermore strict safety procedures will be in place to ensure the safety of workers in the operational phase of the development.</p> <p>As identified in the answers to Questions 09 and 28, there is very limited risk of accidents harming the environment.</p> <p>All potential risks will be carefully identified and managed in accordance with health and safety standards.</p>
12	Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?	<p>No.</p> <p>The use of best practice construction methods controlled through existing planning conditions which require a Construction Management Plan will remove this risk.</p>
Other Characteristics		
13	Are there any potential physical changes (topography, land use, changes in water bodies etc..) from demolition, construction, operation or decommissioning of development?	<p>Yes.</p> <p>Yes. The residential proposal involves a change in land use.</p> <p>The Site is currently vacant agricultural land which is allocated for mixed use development.</p> <p>The site will be part of a larger development and is located within an established urban area, which will complement the surrounding land uses. Whilst this will have an urbanising effect, the residential development will be in character with the local area and will not result in any significant effects.</p>
14	Will the development result in social changes, for example, in demography, traditional lifestyles, employment?	<p>Yes.</p> <p>The development will provide a high quality residential development, including opportunities for public open space as part of the housing proposals.</p> <p>There will be direct employment opportunities during the construction phase of the site and occupation of the housing which will increase spending in the local area, which will provide indirect employment opportunities.</p>
15	Will the development result in any changes to access to activities such as places such as work, shops transport, infrastructure, homes, sport or play	<p>Yes.</p> <p>See Question 14 above.</p>

	facilities, open spaces, areas of public realm and schools etc...	
16	Will the development result in an increase demand for services related to health and well-being such as education and health?	<p>Yes.</p> <p>Proposals for residential development may generate demand for services related to health and well-being such as education and health. Any improvements to these services required as a result of this development can be met through S106 contributions.</p> <p>This will result in a positive beneficial effect and will not result in any significant environmental effects.</p>
17	Will the development result in any changes to the economy and employment?	<p>Yes.</p> <p>Anticipated positive changes. The development will provide quality housing, including opportunities for public open space which recognises its surrounding context.</p> <p>There will be direct employment opportunities during the construction phase which will increase spending in the local area, which will provide indirect employment opportunities.</p> <p>The benefits of the cumulative development are therefore significant.</p>

Location of Development

The Existing and Approved Land Use

18	Are there existing or approved land uses on or around the location which could be affected by the development, e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, water catchments, functional floodplains, mining or quarrying?	<p>Yes.</p> <p>There are dwellings along Shaw Lane, however these sit opposite the Application Site. There is plenty of distance between the existing properties with the proposed development to ensure that there is no overlooking which would impact upon residential amenity.</p> <p>The indicative layout plan demonstrates that the residential layout will seek to respect the boundaries with neighbouring uses as well as future development.</p> <p>The proposed layout will show pedestrian links connecting the Site with existing streets to ensure pedestrian footpaths and connections through the site are maintained, with access to areas of public open space.</p> <p>In summary, the proposed uses will be compatible with surrounding uses and there will not be any detrimental impacts as a result of the proposed development.</p>
19	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?	<p>No.</p> <p>There are a couple of Grade II Listed properties and the Church of St John which are located in Carlton, however none which are within close proximity to the Application Site.</p> <p>In summary, we consider that surrounding uses, including existing residential dwellings will be compatible with the proposed residential development. There will not be any potential impacts as a result of the proposed development.</p>

20	Is the development located in a previously undeveloped area where there will be loss of greenfield land?	Whilst the land is currently vacant and vegetated, the Site was previously a landfill site which is now allocated for mixed use development.
21	Are there any plans for future land uses on or around the location which could be affected by the development?	<p>Yes.</p> <p>The Site is vacant land which has been identified and allocated as a mixed use Site, MU3 for housing and green space, as defined by the Local Plan. The Application Site itself proposes up to 215 dwellings, and the wider allocation is for 1,683 dwellings.</p> <p>The Council has recently consulted on the draft Carlton Masterplan Framework, and stated that the Masterplan Framework will need to be adopted prior to the approval of any planning applications, within the Masterplan Area.</p> <p>The Carlton Masterplan Framework relates to the allocations MU2 and MU3, within which the Site, off Shaw Lane, is located. A Phasing Plan will be established for the Framework area and land north of Shaw Lane, including the Site, falls within Phase 1.</p> <p>It is noted that a Design Code is also being prepared alongside the Masterplan Framework, which will be based on Building for a Healthy Life Standard.</p> <p>Adjacent land parcels along this corridor will come forward during the new Local Plan period. Therefore, it is not considered that future development will be affected by this development.</p> <p>These impacts are not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>

The Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources in the Area

22	Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?	No.
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The Absorption Capacity of the Natural Environment

Paying particular attention to the wetlands; coastal areas; mountains and forest areas; nature reserves and parks; areas designated by Member States pursuant to Council Directive 2009/147/EC on the conservation of wild birds(a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora(b); areas in which the environmental quality standards laid down in EU legislation have already been exceeded; densely populated areas; and landscapes of historical, cultural or archaeological significance

23	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 development?	<p>No.</p> <p>A Phase I Ecological Survey has been undertaken which confirms the site has limited ecological value.</p> <p>Given the low ecological value of the habitats to be lost and the low-impact nature of the development, no specific habitat mitigation is considered necessary,</p> <p>The Site lies close to the identified Local Wildlife Site/Local Nature Reserve Carlton Marsh.</p>
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24	<p>Are there any other areas on or around the location which are important or sensitive for reasons of their ecology</p> <ul style="list-style-type: none"> • wetlands, watercourses or other waterbodies (including riparian areas, river mouths) • the coastal zone and marine environment mountains, forests or woodlands • nature reserves and parks • European Sites and other areas classified or protected under national legislation 	<p>No. See Question 23.</p> <p>This issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
25	<p>Are there any areas on or around the location in which species and habitats of Local Biodiversity Action Plan importance are present?</p>	<p>No.</p> <p>This issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
26	<p>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?</p>	<p>No.</p> <p>The Site offers limited ecological value. Given the low ecological value of the habitats to be lost and the low-impact nature of the development, no specific habitat mitigation is considered necessary,</p> <p>This issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
27	<p>Are there any inland, coastal, marine or underground waters on or around the location which could be affected?</p>	<p>The nearest watercourse is the Cudworth Dike located approximately 300m from the Site. This will not be impacted by the proposals.</p>
28	<p>Is the area identified as an area at risk of flooding?</p>	<p>No.</p> <p>The FRA confirms the proposed development area is located within Flood Zone I according to the Environment Agency's current Flood Map.</p> <p>The application site is considered to be at very low risk of flooding from fluvial sources and is currently assessed as Flood Zone I for Tidal and River flood risk. The site is not at risk of flooding from reservoir failure, and is considered to be at low risk of flooding from groundwater and sewer flooding.</p> <p>There are small isolated areas of the proposed development site that are identified with a risk of surface water flooding ranging between low to medium risk, which is due to the modelled topography of the site and can be addressed as part of a development levels strategy and drainage design.</p> <p>Flood risk management measures will be put in place to ensure that the risk of flooding to areas downstream of the site is not increased as a result of the development. This will include a surface water drainage strategy that will mimic greenfield performance for</p>

		<p>a range of storm events in accordance with NPPF, Environment Agency requirements and local planning policy.</p> <p>On-site attenuation will be provided to accommodate flows up to and including the 1 in 100 year storm event, including an appropriate allowance for climate change, and will be regulated by a system of flow controls and Sustainable Drainage Systems (SuDS). Foul water will be discharged freely to the existing public sewer network at the closest connection point.</p> <p>To conclude, the risk of flooding to the site is considered to be low and that the risk of flooding to surrounding areas will not increase as a result of the proposed development.</p> <p>This issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
29	Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	No.
30	Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	No.
31	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?	<p>No.</p> <p>The land is private and not generally accessible to the public.</p> <p>The proposals for residential development will increase public access into and through the site.</p>
32	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	<p>Yes.</p> <p>The assessment confirms forecasts that 215 private residential units could generate around 102 and 111 two-way vehicular movements in the AM and PM peak periods, respectively. This equates to less than two vehicle movements every minute on average during both periods.</p> <p>Junction capacity analysis at the junctions onto Shaw Lane confirms that the addition of development traffic is predicted to have a negligible impact on delays experienced at the junction.</p> <p>In summary, the supporting Transport Assessment confirms that there are no unacceptable impacts on highway safety, and the residual cumulative impacts on the road network associated with the development wouldn't be severe, in line with the NPPF.</p> <p>This issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.</p>
33	Is the development in a location where it is likely to be highly visible to many people?	<p>The site is in a visible location which can be viewed from Shaw Lane, the neighbouring railway line and from a few dwellings opposite the Application Site.</p> <p>The Site will be visible to passersby, but not necessarily permanent neighbours due to their distance from the Site.</p>

34	Are there any areas or features of historic or cultural importance on or around the location which could be affected?	No. The site is not in a Conservation Area and has no listed buildings on the site.
35	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?	No. The Noise Assessment confirms that the proposed development is not expected to have a 'significant adverse impact' on health or quality of life. With regard to proposed residential receptors, it is considered that all 'adverse impacts on health and quality of life' (relating to noise) are mitigated by the use of an appropriate glazing strategy with alternative means of ventilation which is compliant with Building Regulations. The suggested glazing and ventilation specifications will be achievable. Noise levels at proposed receptors are predicted to fall below the Significant Observed Adverse Effect Level (SOAEL) during both daytime and night-time periods. An Air Quality Assessment confirms that the predicted long-term NO ₂ concentrations at all proposed receptors are well below 60 µg/m ³ in all scenarios. Therefore, it is unlikely there will be any exceedances for the short-term NO ₂ AQO at all proposed receptors as outlined in LAQM TGI6 technical guidance. There are not predicted to be exceedances of the NO ₂ , PM ₁₀ or PM _{2.5} pollutant concentrations at any proposed sensitive receptors and therefore, mitigation is not required at the proposed development. These impacts are not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.
36	Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	No. The technical reports submitted with the planning application test the existing ground conditions and any geotechnical and flood risk impacts. Overall it is considered that the development would not have a detrimental impact that could not be addressed with suitable mitigation controlled by existing planning conditions. This issue is not considered to be of sufficient weight in part or in combination with other considerations to require an EIA to be undertaken.
37	Is the area urbanised and is it densely populated? Would the development have an urbanising effect?	The Site will not lead to an urbanising effect, due to it being a small part of a wider allocation, MU2 and MU3.

Summary of Interaction of Characteristics of the Potential Impact

Issue to be considered		Likely/Unlikely Potential Impact (i.e. is it likely to be an impact (yes/no) and why)
The Extent of the Impact (geographical area and size of the affected population)		
38	Will the effect extend over a large area?	No.
39	Will many people be affected?	Those occupying residential properties on the south side of Shaw Lane.
Transboundary Nature of the Impact		
40	Will there be any potential for transboundary impact? <i>(Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State/Scottish Ministers/Welsh Ministers to consider whether there is likely to be such an effect in each case).</i>	No.
The Magnitude and the Complexity of the Impact		
41	Will there be a large change in environmental conditions?	No.
42	Will the effect be unusual in the area or particularly complex?	No.
43	Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	The development will result in an increase in the demand for public services and facilities. There will be a benefit to local businesses and private services and facilities by virtue of increased population and associated expenditure.
44	Will valuable or scarce features or resources be affected?	No.
45	Is there a risk that environmental standards will be breached?	No.
46	Is there a risk that protected sites, areas, features will be affected?	No.
The Probability of the Impact		
47	Is there a high probability of the effect occurring?	No.
48	Is there a low probability of a potentially highly significant effect?	No.

Issue to be considered	Likely/Unlikely Potential Impact (i.e. is it likely to be an impact (yes/no) and why)
The Expected Onset, Intensity, Duration, Frequency and Reversibility of the Impact	
49 When is the effect expected? Will the effect continue for a long time?	<p>The effects associated with the occupation and use of the development itself will be long term, but any adverse impacts will be minor in nature.</p> <p>Effects associated with the construction of the development will be short term, but nevertheless will be minor adverse.</p>
50 Will the effect be permanent rather than temporary?	<p>The effects associated with the occupation and use of the development itself will be permanent, but these impacts will be minor in nature.</p> <p>Effects associated with the construction of the development will be temporary, but nevertheless will be mitigated.</p>
51 Will the impact be continuous rather than intermittent?	The impacts associated with both the construction and operational phases will be continuous throughout the duration of the respective phases.
52 If intermittent, will it be frequent rather than rare?	N/A
53 Will the impact be irreversible?	No.
54 Will it be difficult to avoid or reduce or repair or compensate for the effect?	<p>The majority of effects during both the construction and operational phase can be mitigated and reduced, but not eliminated.</p> <p>The technical evidence produced to support the planning application identifies a number of mitigation measures to ensure that any potential negative effects of the development are avoided, reduced or at the minimum compensated for.</p> <p>This section identifies the mitigation measures, many of which will be embedded in the residential proposals:</p> <ul style="list-style-type: none"> • A Signal-controlled scheme will improve the efficiency of the existing Church Street/ Shaw Lane/ Fish Dam Lane junction and improve pedestrian safety by providing a pedestrian crossing where none are currently present. • Detailed Construction Management Plan • Standard thermal glazing should ensure that internal noise guideline levels are met in living rooms and bedrooms across the site, during the daytime and night time. • The requirement for glazing and acoustic ventilation will be confirmed, on a plot by plot basis, at the detailed application/reserved matters stage.

Issue to be considered	Likely/Unlikely Potential Impact (i.e. is it likely to be an impact (yes/no) and why)
	<ul style="list-style-type: none"> • Precautionary ecological measures aren't considered to be necessary, however to enhance biodiversity bird and bat boxes can be erected where possible, and additional planting. • Remediation Strategy as appropriate controlled by planning condition • Flood risk management measures will be put in place to ensure that the risk of flooding to areas downstream of the site is not increased as a result of the development. This will include a surface water drainage strategy that will mimic greenfield performance for a range of storm events

Conclusion	
Is the proposal EIA Development?	<p>No</p> <p>For the reasons set out above, the development is not likely to have significant environmental effects and is therefore not considered to be EIA development. As such an Environmental Statement is not required.</p>

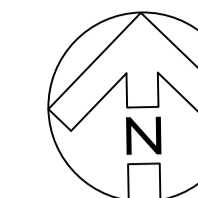
3. Conclusions

- 3.1. The screening assessment has considered whether residential proposals for up to 215 dwellings is likely to give rise to significant effects on the environment.
- 3.2. The proposed development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations but it falls above the indicative criteria and screening thresholds at more than 1 hectare.
- 3.3. The Applicants are committed to deliver a range of measures embedded into the scheme proposals and through mitigation / avoidance / pre-cautionary measures directed at highways, flood risk and drainage, ground (and contamination), noise, air quality and ecology.
- 3.4. With regard to the indicative criteria and thresholds set out in Table 3, the proposed development is not considered to be of a significantly greater scale than surrounding uses, nor the types of impact anticipated to be markedly different nature. The residential proposals would not result in significant effects or contribute to significant effects, in accumulation with other development in the area.
- 3.5. It is considered that the principal environmental effects will relate to construction increases associated noise, dust and air quality emissions and the long term change in the site, although as set out in Table 3 above, these effects could be managed in accordance with standard methods, including the implementation of a Construction Management Plan and an appropriately designed residential scheme.
- 3.6. In summary, the screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be small scale and effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

- 3.7. On the basis of the recommendations contained within supporting technical assessments and in the context of Schedule 3 of the EIA Regulations, it is our considered opinion that an EIA is not required.
- 3.8. On the basis of the above information we would ask that the Local Planning Authority, should it accept our analysis, issue a Screening Opinion to the effect that the proposals are not EIA development and therefore do not require an ES to be produced prior to proceeding to determine the forthcoming planning application.
- 3.9. We request that your formal view on this issue is received within the three week period as outlined within Part 2, Regulation 6(6)(a) of the EIA Regulations. In line with Regulation 5(5) of the EIA Regulations, we understand that your Screening Opinion will state the main reasons for your conclusion with reference to the relevant criteria listed in Schedule 3; and where you agree that the development is not EIA, state any features of the proposed development and measures proposed to avoid, or prevent what might otherwise have been significant adverse effects on the environment.
- 3.10. In accordance with Regulation 28 of the EIA Regulations, a copy of this Screening Request along with the Authority's Screening Opinion and accompanying statement of reasons is placed on the Public register by the Authority.

4. Appendices

Appendix I – Site Location Plan



KEY

NETWORK SPACE 7.571Ha

Revision | A Drawn | EH Reviewed | DK Date | July 2021

planners | urbanists | architects



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ISSUED

Client Name
 Network Space

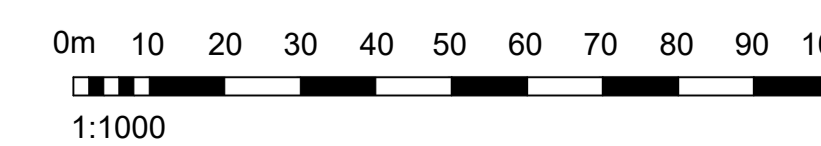
Project Title
 Shaw Lane

Drawing Title
 Red Line Boundary

Drawn By EH	Reviewed By DK	Scale @ A1 1:1000	Date July 2021
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Drawing No. P3921	SP	XX	ZZ	M2	A	10 001	Revision A
<small>PROJECT NO.</small>	<small>CORPUS</small>	<small>ZONE</small>	<small>LEVEL</small>	<small>TYPE</small>	<small>ROLE</small>	<small>NUMBER</small>	

File Path P3921-DG-LIVE-CURRENT-10-001



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Red Line Boundary