

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

1. CASE DETAILS			
Case Reference	East Lindsey Coastal Zone Local Development Order	Brief description of the project / development	The LDO would permit all year round occupancy, for holiday use, of caravans within holiday parks currently operating in the District. It also permits the development of ancillary buildings, structures and engineering works on those holiday parks, the change of use of any building located within a holiday park to an ancillary use, the development of a restaurant, café, games run or an equipped children's play area. Other minor operations will also be permitted.
Appellant	n/a		
LPA	East Lindsey District Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			Click here to enter text.
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			13 (b) - "Any change to or extension of development of a description listed in paragraphs 1 to 12 of column 1 of this table, where that development is already authorised, executed or in the process of being executed. The threshold for changes under this paragraph is either— (i) The development as changed or extended may have significant adverse effects on the environment; or (ii) in relation to development of a description mentioned in column 1 of this table, the thresholds and criteria in the corresponding part of column 2 of this table applied to the change or extension are met or exceeded; In this case 12 (c) Holiday villages and hotel complexes outside urban areas and associated developments where the development exceeds 0.5ha; (e) Permanent camp sites and caravan sites where the area of development exceeds 1ha.
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			Yes
If YES, which area?			Greater Wash SPA; Gibraltar Point SPA and Ramsar Site; The Wash and

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	North Norfolk Coast SAC; The Wash SPA and Ramsar sites; Saltfleetby-Theddlethorpe Dunes and Gibraltar Point SAC; and Humber Estuary Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites.
Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes
If yes, which applicable threshold/criteria?	12 (c) 0.5 ha; 12 (e) 1 ha.
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)	Yes, herein.
If yes, is a copy of the SO/SD on the file?	Yes
If yes, is the SO/SD positive?	No
4. ENVIRONMENTAL STATEMENT	
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	N/A

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

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is 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.	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	Topography of the site will remain unchanged.	N/A	
1.2 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	The caravan site licence requires that caravan sites used for winter occupation should light all site roads with adequate artificial lighting from dusk to dawn. This will increase the energy use of the Holliday Parks that take up this option. In addition, the development of ancillary buildings, restaurants and café's under Part 2 of the LDO is likely to lead to an increase in the use of water and energy.	No	The precise degree of energy and water usage is unknown at this stage as the amount of take up of the different elements of the LDO is unknown, but is anticipated to be low and thus there will be no significant likely effect.
1.3 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	East Lindsey is defined as an area under "serious" water stress. The Local Plan therefore has a policy supporting development that includes measures to recycle, re-use or reduce the demand for water, including building regulation water consumption standards for water scarce areas, this is not reflected in the	No	The lack of information about the number of local businesses that will take up the opportunity offered by the LDO makes the demand on water resources difficult to quantify. However, it is anticipated to be low and thus there will be no significant likely effect.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?)) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?)) or N/A)
	<p>LDO. The LDO will increase demands on water in the area by introducing year round occupation of caravans, as well as potentially increasing the demand from ancillary activities through new buildings or the change of use of existing buildings to water hungry uses. There are many groundwater Source Protection Zones (SPZs) located in or to the east of the Lincolnshire Wolds. Source Protection Zones identify groundwater deposits sensitive to contamination, and within which pollution prevention measures may apply. These SPZ cover Zone 1 (Inner Protection Zone) where any pollution can travel to the borehole within 50 days, along with Zone 1 subsurface activity protection area; Zone II Outer Protection Zone in which pollution takes up to 400 days to travel to the borehole, with its subsurface protection zone; along with large areas of Zone III, Total Catchment which is the area needed to support removal from the borehole and to support discharge from the borehole. The planning system offers the Environment Agency the opportunity to comment on any applications that could result in the physical disturbance of aquifers and groundwater resources, examples of such activity which could relate to the LDO would be developments that require piling and foundation development. Other activities, such as laying large areas of concrete, asphalt or other impermeable materials may divert water which would have become ground water into surface water drainage; thus reducing the available amount of groundwater.</p>	

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2.				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	The site will produce waste from its normal operations, including refuse and sewage sludge.	No	<p>The number of restaurants producing food waste may increase, as well as fast food outlets, any increase will be as a proportion of existing activity of site and commercial waste disposal processes will already be in place on sites.</p> <p>The extension of the holiday season will bring about an increase in sewage sludge produced. The East Lindsey Water Cycle Study identified major constraints to growth at the Water Recycling Centre (WRC) at Ingoldmells. Although the LDO does not allow any increase in the number of caravans permitted, the use of the caravans will be year round. This, along with the expansion of operations on the sites that feed into the Ingoldmells WRC means that the pressure on this facility may be increased. Ingoldmells WRC discharges into the sea and any issues arising from this WRC has the potential to affect the designated sites along the coast. At this stage extent of the impact on the WRC cannot be assessed as the level of take up of the LDO within a specific geographic area is not known. However as a proportion of total coastal activities any increase is unlikely to have a significant effect.</p>
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	There is likely to be an increase in air pollution from attracting additional visitors to the site, they majority of which will come by private car.	No	The lack of information about the number of local businesses that will take up the opportunity offered by the LDO makes the additional vehicle numbers, and subsequent air

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				pollution, difficult to quantify but as a proportion of total Coastal Zone activity and unrelated to the tourism sector there is unlikely to be a significant effect.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	No	There may be minor vibration during any building work but this will be short lived.	N/A	
3.3 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?	No	Development through the LDO will lead to year round development some of which will increasing the effluent produced from the site.	N/A	But see 2.1 above.
3.4 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?	No	There is no evidence that the existing caravan sites within the coast have exceeded existing environmental standards.	N/A	
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	Standard construction will take place on site and this is governed by other regimes, such as building regulations and Health and Safety regulation. The coastal area is in a flood zone 3 and an area of high risk under the Environment Agency's Coastal hazard mapping. Sea level rises, and therefore the level of flood risk, is influenced by the effects of climate change.	N/A	The significance of the effect will be determined through a Flood Risk Assessment which every site will need to submit prior to carrying out development under the LDO.

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<p>4.2 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)</p>	No	<p>Standard construction will take place on site and this is governed by other regimes, such as building regulations and Health and Safety regulation. There is likely to be an increase in air pollution from attracting additional visitors to the site, they majority of which will come by private car but there is no evidence that this will reach levels that present a risk to the population.</p>	N/A	
5. WATER RESOURCES				
<p>5.1 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?</p>	No	<p>Although most of the caravan sites are close to the sea, projects emerging through the LDO are not likely to affect it.</p> <p>East Lindsey is defined as an area under "serious" water stress. The Local Plan therefore has a policy supporting development that includes measures to recycle, re-use or reduce the demand for water, including building regulation water consumption standards for water scarce areas, this is not reflected in the LDO. The LDO will increase demands on water in the area by introducing year round occupation of caravans, as well as potentially increasing the demand from ancillary activities through new buildings or the change of use of existing buildings to water hungry uses. There are a many groundwater Source Protection Zones (SPZs) located in or to the east of the Lincolnshire Wolds. Source Protection Zones identify groundwater deposits sensitive to contamination, and within which pollution prevention measures may apply. These SPZ</p>	N/A	

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		cover Zone 1 (Inner Protection Zone) where any pollution can travel to the borehole within 50 days, along with Zone 1 subsurface activity protection area; Zone II Outer Protection Zone in which pollution takes up to 400 days to travel to the borehole, with its subsurface protection zone; along with large areas of Zone III, Total Catchment which is the area needed to support removal from the borehole and to support discharge from the borehole. The planning system offers the Environment Agency the opportunity to comment on any applications that could result in the physical disturbance of aquifers and groundwater resources, examples of such activity which could relate to the LDO would be developments that require piling, foundation development. Other activities, such as laying large areas of concrete, asphalt or other impermeable materials may divert water which would have become ground water into surface water drainage; thus reducing the available amount of groundwater.		
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 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,	Yes	The whole of the Lincolnshire Coastline is protected at an International level for its biodiversity. These designations are: <ul style="list-style-type: none"> • Greater Wash SPA; • Gibraltar Point SPA and Ramsar Site; • The Wash and North Norfolk Coast SAC; T • he Wash SPA and Ramsar sites; 	N/A	The accompanying Stage 1 Habitat Regulations Assessment concludes that the LDO will not have significant effects upon European sites.

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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)).		<ul style="list-style-type: none"> • Saltfleetby-Theddlethorpe Dunes and Gibraltar Point SAC; and • Humber Estuary Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites. 		
6.2 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		No	The accompanying Stage 1 Habitat Regulations Assessment concludes that the LDO will not have significant effects upon European sites.
7. LANDSCAPE AND VISUAL				
7.1 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).	No	The East Lindsey Landscape Character Assessment divides the coastal area into two character areas. The majority of the coast is in Character Area J1 Tetney Lock to Skegness Coastal out marsh, with a narrow band of Character Area K1 Donna Nook to Gibraltar Point Naturalistic Coast running predominantly along the beach area. K1 is considered to be of high sensitivity. Landscape forces for change include views to new tourism related development in the coastal resorts. However, all the caravan sites to which this LDO will apply are within J1. J1 is considered to be a moderate to high Character Area, but lower in the areas influenced by localised urban areas. The	No	The conditions and informatives in the LDO include a requirement to submit a Form of Proposed Development for assessment and approval by the Council prior to commencement of development. This introduces the opportunity for development to be assessed in relation to its impact on landscape character. The LDO also contains conditions that any such development should be sited and designed to minimise its effect on the appearance of the area. The impact on the highly sensitive landscape character area, which runs along the length of the coast line will be limited as the LDO will only apply to existing sites. Some areas of landscape character area J1 are already

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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		<p>landscape sensitivity assessment states that “Development within and on the edges of the coastal resorts should also take into consideration the historic features and distinctiveness of the surrounding countryside, possibly using tree and hedgerow planting as screening in keeping with the existing character.” and that “The overall landscape character sensitivities of the adjacent character areas should also be taken into account when deciding upon the appropriateness of development within this landscape character area as well as the potential effects on tranquillity and dark night skies.” – one of the adjacent Character Area being K1 and of high sensitivity. The extension of the season will require the introduction of artificial lighting on the sites which do not already have it, and require the lighting to be in use from dusk to dawn throughout the winter period. For those sites close to the Highly Sensitive Area, this could potentially impact on the dark night skies, which is highlighted as a Landscape Sensitivity in the Landscape Character Assessment. However, it is not know the extent or location of any building works coming forward through the LDO. Although the extent of the caravan site will not change, the scale of development and its height, massing and location is not known.</p>		<p>urbanised, as recognised in the Landscape Sensitivity description for that area, and the changes resulting from the LDO may be absorbed by the nature of the existing development. However, some of the caravan sites sit in rural and parts of the coastline, close to the highly sensitive K1 Landscape Character Area and whilst more likely to have an effect on the tranquillity, dark skies and naturalistic landscape of this part of the coast, this will not be significant since the extension to the season is in respect of existing facilities and the existing season.</p>
<p>7.2 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?)</p>	No	<p>Most of the sites are mature, established and generally well screened, either by landscaping or other intervening development, and not visible from within the wider public realm. However, some sites may be visible to many</p>	No	<p>The LDO contains specific limitations on height and floorspace of any new development. Thus, the likelihood of a significant effect is reduced by the fact that the majority of sites will be viewed against a backdrop of other similar</p>

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		people. The distance of views will vary but the extent of caravan site development can be viewed by people walking along the promenades in the coastal resorts. The change to occupancy of the caravans will not effect this. However, the erection of new buildings may take place in areas which are highly visible but since these are controlled in terms of height, floor space and an ancillary nature only it is unlikely that there will be significant effects.		development. Also, the conditions and informatives in the LDO include a requirement to submit a Form of Proposed Development for assessment and approval by the Council prior to commencement of development. This introduces the opportunity for development to be assessed in relation to its wider impact. The LDO also contains conditions that any such development should be sited and designed to minimise its effect on the appearance of the area.
8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 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	Part 1 of the LDO, which allows all year round occupancy of caravans for holiday use, will not impact on the historic environment as the caravans are already in situ and no additional caravans are permitted by the LDO. However, they may be an impact on the historic environment as a result of ancillary development coming forward through Part 2 or Part 3. There are no conservation areas likely to be affected by the LDO and no Scheduled Ancient Monuments in, or in close proximity to, caravan sites. However, there are five caravan sites within the area covered by the LDO that contain listed buildings. Any additional development within these sites may impact on the setting on these listed buildings. The presence of individual archaeological finds within the area has not been assessed, this would have to be considered on a site by site basis.	No	The likelihood of a significant effect is reduced by the fact that the conditions and informatives in the LDO include a requirement to submit a Form of Proposed Development for assessment and approval by the Council prior to commencement of development and the condition that development should minimise its effect on the appearance of the area. This introduces the opportunity for development to be assessed for its impacts on the surrounding area and this assessment should include potential impacts on the historic environment.

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9. TRANSPORT AND ACCESS				
9.1 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	There are 23 caravan sites within the area covered by the LDO that have Public Rights of Way running across part of the site. There are several others that have a Public Right of Way running along their boundary.	No	The public rights of way are already in situ within, or alongside, these caravan sites. The LDO proposes no extension to these sites. The likelihood of a significant effect is reduced by the fact that the conditions and informatives in the LDO include a requirement to submit a Form of Proposed Development for assessment and approval by the Council prior to commencement of development. Although the LDO conditions do not make and reference to the potential impact on the Public Rights of Way network, this could form part of the assessment.
9.2 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	The Coastal Zone is the district's primary holiday destination. In the context of other seasonal activities that may not extend as a result of this LDO, the impact will be neutral.	No	The increase in visitor numbers and traffic as a result of the LDO is potentially unquantifiable. Visitors are likely to come by private car, although some will use public transport (coach or train). However, visitor numbers are likely to be lower than in the summer months. Not only will it be unlikely that all caravan sites will decide to take advantage of the LDO, but winter holiday is a very different offer from a more traditional beach based holiday in the summer, and likely to attract less people. Therefore, the potential for causing or exacerbating local congestion is unlikely since in the context there will be a neutral increase.
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the	No	The caravan sites covered by this LDO are located close to other land uses, be that	N/A	

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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.		housing, agricultural holdings, commercial operations and other community land uses. The development coming forward under the LDO is unlikely to adversely affect them. The caravan sites will be operating over a longer time period but they are already in situ. There may be some increased effect on neighbouring uses where new development is taking place under Part 2 and some elements of Part 3. The majority of sites will not have an impact due to the nature of the surrounding land uses, i.e other caravan sites, tourism and leisure uses etc. However, there will be some of the caravan sites that are close to residential development or community uses. Development such as restaurants, cafes, lighting, bin stores (noise) etc, where sites are close to residential properties may have an impact but where appropriate the LDO requires minimum separation distance to be observed.		
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	The Local Plan currently does not allocate housing within the Coastal Zone so there are no plans for additional housing that may be affected by the LDO. There may be other projects coming forward but these cannot be predicted at this time.	No	
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause	No		N/A	

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the project to present environmental problems?				
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulative of impacts together during the construction/operation phase?	No	There are no cumulative effects with other like developments predicted. If all the caravan sites within the coast were to take advantage of the opportunity offered by the LDO, then there would be a cumulative impact in terms of traffic generation, lighting (the caravan site licence requires all site roads to provide adequate artificial lighting from dusk until dawn for caravan sites used for winter occupation), waste generation and the wider impacts of significant increases to the number of winter visitors. It is unlikely that every caravan site will choose to bring forward proposals under the LDO and given that other seasonal activities might not operate during the extended LDO reason, the impact will be neutral. The Fantasy Island LDO has a shorter season than proposed by this LDO (March to January the following year) and at many sites reflects what sites already have consent for. This there will be no cumulative effects.	No	The LDO includes conditions and informatives that include a requirement to submit a Form of Proposed Development for assessment and approval by the Council prior to commencement of development. This introduces the opportunity for development to be assessed in relation to its impact on the locality. The LDO also contains conditions that any such development should be sited and designed to minimise its effect on the appearance of the area. No cumulative impacts will be experienced.
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	N/A	Transboundary effects relate to possible effects on other nation states and this is not relevant to this LDO.	N/A	

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.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The NPPG states that EIA “will only apply to a small proportion of projects considered within the town and country planning regime”. The uses that could emerge through the LDO are of a similar nature to the existing development on the site.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	Yes
Is an ES required?	No
7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME
Is likely to have significant effects on the environment	ES required
Not likely to have significant effects on the environment	ES not required ✓
More information is required to inform direction	Request further info

NAME	Kay Turton- Senior Planning Officer Paul Edwards – Assistant Director Planning
DATE	23 August 2020