

SCREENING CHECKLIST

Questions to be Considered For further guidance on factors to be considered see the more detailed questions listed in the Scoping Guidance	Yes / No / ? . Briefly describe	Is this likely to result in a significant effect? Yes/No/? – Why?
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Brief Project Description: Outline planning application for the erection of up to 98 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Colchester Road. All matters reserved except for means of access.

The development is considered to be an Urban Development Project on an area of land in excess of 5 hectares and is therefore considered to fall within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

1. Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Yes The introduction of residential development would result in permanent changes to the local landscape.	No Although the appearance of the site will change, the effects would not be more than local in their scale of impact.
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 Will use the land on which the development is built and materials required for construction.	No Demands placed on natural resources would not be significant.
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	No
4. Will the Project produce solid wastes during construction or operation or decommissioning?	Yes The project may involve the production of waste during the construction period.	No Any solid waste produced during construction will be short term and any effects can be mitigated against.
5. Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes During construction and once occupied vehicles emissions will be released.	No The emissions from vehicles are not considered to be significant in terms of longevity or harm.
6. Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes The construction activity will cause noise and vibration and additional vehicle movements.	No The scale of effects associated with these impacts is not considered significant.
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 The site is greenfield.	No The scale of effects associated with these impacts is not considered significant.
8. Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Yes During construction and operational phases there will be an increase in traffic on the local road network. General on site construction activity carries some inherent risk of accidents.	No It is not considered that there would be significant risks of accidents which could affect human health or the environment.

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9. Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes The proposed development would attract a significant number of new residents to the village and this has the potential to impact on facilities, services and employment.	No The scale of effects is not considered significant in terms of the Regulations given the scale of development involved.
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	No
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?	Yes The site is located close to an AONB, and is located within a proposed extension to the AONB, however adoption of any extension to the AONB has to be agreed by Natural England and no time scale is currently known for this.	No The scale of effects is not considered significant in terms of the Regulations
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?	No	No
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?	No	No
14. Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No	No
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?	Yes The site is located close to an AONB, and is located within a proposed extension to the AONB, however adoption of any extension to the AONB has to be agreed by Natural England and no time scale is currently known for this.	No The scale of effects is not considered significant in terms of the Regulations
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 Parcel of land to the west of the site is allocated by an earlier s106 to be POS.	No
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?	No	No

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18. Is the project in a location where it is likely to be highly visible to many people?	Yes The proposal would be visible from the highway, public footpaths and residential properties.	No Whilst views of the countryside and from residential properties would be affected, the scale of effects is not considered to be significant.
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	No
20. Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes	No
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 Existing dwellings to the north of the site	No Nearby dwellings would notice the visual impact and the increase in noise arising from construction, vehicle movements and following occupation the normal day to day residential activity. The impact can be fully considered as part of a planning application.
22. Are there any plans for future land uses on or around the location which could be affected by the project?	No	No
23. Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	No Whilst the site is located adjacent to Bures Hamlet village envelope, this village is not densely populated. However given the size of the village the residents of Bures hamlet would be affected by the development with an increase in the number of residents living in the village which would have some impacts on the general village population.	No This number of dwellings would have an impact on the village but this is not considered to be significant with reference to the Regulations.
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	No
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, which could be affected by the project?	No	No
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	No

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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?	Yes A small strip of land along the southern boundary of the site is located within FZ3.	No This would be considered as part of the planning application but this is not considered to be significant with reference to the Regulations.

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

The development is considered to be an urban development project approximately 5.62 hectares in size. The proposed development is above the indicative threshold set out in Schedule 2 of the EIA Regulations 2015.

Despite the area of the proposal the impact of the development is likely to be limited to the immediate locality and is not considered to have potential to lead to significant environmental effects.

With reference to Schedule 3 of the regulations and direction from the Secretary of State it is not considered that the site is a sensitive one, within the meaning of the regulations. Whilst there will undoubtedly be impacts arising from the development it is not considered that the environmental impacts would be of a magnitude which warrant an EIA as these impacts would be localised and can reasonably be considered as part of a normal planning application.