

STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
CRITERION 1. CHARACTERISTICS OF DEVELOPMENT		
Question 1(a) Size and design of the Development		
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.)?	The development will extend the buildings onto an area of land that is currently undeveloped but which forms part of the curtilage of the existing agricultural unit. In the context of the site and existing buildings, the additional impact arising from the extension is not considered significant in EIA terms.	Significant effect unlikely
Question 1(b) Cumulation with Existing and/or Approved Development		
Are there any other factors which should be considered such as: - consequential development which could lead to environmental effects? - the potential for cumulative impacts with other existing or planned activities in the locality? - any plans for future land uses on or around the location which could be affected by the project? - transfrontier impacts?	There are 3 existing agricultural buildings at the site that house poultry. The details submitted confirm that the extensions will not increase the number of birds kept at the site, but rather to ensure the site is operated in line with existing Farming regulations in terms of space per bird. The development will therefore not intensify the use of the site. The extensions will be viewed in the	Significant effect unlikely

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	context of the existing buildings and will not have a significant impact upon the rural landscape, given their relatively modest size. The cumulative impacts of the existing units and the proposed extensions are not considered significant in EIA terms.	
Question 1(c) Use of Natural Resources, in particular land, soil, water and biodiversity		
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, materials will be required/consumed during construction and there will be on-going resource use as a result of the use of the extension. As noted above, the development will not increase the number of birds kept at the site to is unlikely to result in a significant increase in the use of resources once operational. However the scale of the proposal is such that the level of consumption of materials is not considered to be significant in EIA terms.	Significant effect unlikely
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or decommissioning?	Yes, potential for solid waste is likely during construction, however it can	Significant effect unlikely

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	be assumed that best practices would be employed to minimise such waste. Solid wastes are likely to be produced once operational, however as the proposal is not intended to increase the number of birds kept at the site the operational impact of the development is unlikely to be significant in EIA terms.	
Question 1(e) Pollution and Nuisances		
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, given the nature of the development it is not considered likely that potentially harmful substances or materials will be stored on site either during construction or when in use.	Significant effect unlikely
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes. There will be noise and vibration during construction. However these effects will be localised and will occur for a limited period – i.e. during construction. The use of best practice techniques would also assist in minimising noise and vibration impacts caused by construction works.	Significant effect unlikely

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	The operation of the development is unlikely to result in significant release of light, heat energy or electromagnetic radiation	
Will the Project release pollutants or any hazardous, toxic or noxious substances to air , or lead to risks of contamination of land or water (including surface waters, groundwater, coastal waters or the sea)?	Potential for dust or animal waste to be released once operational. However it can be reasonably assumed that good site and waste management techniques will be employed to minimise the risk of harmful emissions from the site. Furthermore given that the development is not intended to increase the number of birds kept at the site, the development will not significantly increase the risk.	Significant effect unlikely
Question 1(f) Risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge		
Will there be any risk of major accidents and/or disasters during construction or operation of the development?	Yes there is a risk of accidents during construction works, however it can be reasonably expected that construction contractors would employ best practices to minimise the risk. In any event, given the nature of the development the risk is not considered to be significant. There is a risk of accidents when the	Significant effect unlikely

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	site is operational, however this would primarily be to farm workers based at the site. It can be reasonably expected that best practices to minimise risk. The risk to the wider public from the operation of the site is considered low – the buildings are in excess of 100m from Hoseley Lane and there are no public rights of way passing through the site.	
Question 1(g) Risks to Human Health (for example due to water contamination or air pollution)		
Will there be any risk to human health during the construction and/or operation of the development	Yes, dust and waste arising from the development could impact upon human health. However it can be reasonably expected that the site will be managed in a manner to minimise such impacts. Furthermore the development will not increase the risk of such impacts given the intention to not increase the number of birds kept at the site.	Significant effect unlikely
CRITERION 2. LOCATION OF DEVELOPMENT		
Question 2(a) Existing and Approved Land Use		
Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No.	Significant effect unlikely
Are there any routes or facilities on or around the location, which are	There are no rights of way passing	Significant effect unlikely

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used by the public for access to recreation or other facilities, which could be affected by the project?	through the site.	
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	The development will generate traffic during construction, however it is unlikely to be a significant volume given the size of the development. The operational phase of the development is unlikely to increase traffic given that no additional birds are to be kept.	Significant effect unlikely
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No	n/a
Are there any areas on or around the location occupied by land uses which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	No	n/a
Question 2(b) Relative Abundance, Availability Quality and Regenerative Capacity of Natural Resources in the Area and its Underground		
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, given that the development will not increase the number of birds kept at the site.	Significant effect unlikely
Question 2(c) Absorption Capacity of the Natural Environment		
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology, or are used by protected, important or sensitive species of fauna or flora, which could be affected by the project?	No	Significant effect unlikely
Are there any inland, coastal, marine or underground waters on or	No	Significant effect unlikely

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around the location which could be affected by the project?		
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	Significant effect unlikely
Is the project in a location where it is likely to be highly visible to many people?	The site is visible from Hoseley Lane to the west, Borrass Road to the south and Park Lane to the north. However the proposed extensions will be viewed in the context of the existing buildings. In a wider landscape context the additional impact will be negligible.	Significant effect unlikely
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	The nearest dwellings are over 250m away. They will not be directly affected by the buildings given the distance and are unlikely to be affected by their use given that there will be no intensification in the use of the site.	Significant effect unlikely
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Hoseley Bank Farm farmhouse is a Grade II listed building. However the Senior Conservation Officer has confirmed that the extensions will have limited impact upon its setting.	Significant effect unlikely
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

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Is the project location susceptible to subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems?	No.	Significant effect unlikely
Has there already been a failure to meet environmental quality standards that is relevant to the project?	Unaware of any issues in this regard.	Significant effect unlikely

Statement of reasons – insert into Screening Direction

It is considered that significant effects are **unlikely** as a result of the development. The buildings are relatively modest in size and will have no significant impacts upon the wider landscape. Given that the development is intended to allow Farm regulations to be complied with rather than to allow for more birds to be kept at the site, the development is also unlikely to give rise to significant environmental impacts as a result of its use.

6	Outcome of assessment		
(ii)	If a SO/SD has been provided do you agree with it?	Choose an item.	
(iii)	Is EIA required?	No	
Outcome		Action	
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area but not likely to have significant effects on the environment		Issue direction stating EIA Not Required	✓
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area and likely to have significant effects		Issue direction stating EIA Required	
Project does not fall within the EIA Regulations as either: (a) it is listed within the descriptions of development Column 1 of Schedule 2 of the EIA Regulations but does not meet relevant threshold/criterion; or (b) it does not fall within the categories of development in Column 1 of		EIA Not Required - Issue direction stating either: (A) project listed within descriptions of development in Column 1 of Schedule 2 of the EIA Regs but does not meet relevant threshold/criterion; or (B) project does not fall within the categories of development in Column 1 of Schedule 2 of the EIA	

Schedule 2 of the EIA Regulations.		Regs	
Schedule 2 development but effects not clear at this stage – file to be reviewed at a later stage		No action – review when appropriate i.e. on receipt of new information/case progress	
Name and Job Title of Assessor	Matthew Phillips, Planning Control Lead Officer		
Date of Assessment	26.2.2018		