

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1 Case Details	
A	Appeal case reference 3223102
B	Brief description of development Proposed tourist (Tree Tent) accommodation development on land adjacent to Woodside Hamlet, with associated parking, wash up and toilet facilities
	Date of application 25/10/2016
	<i>If appeal is in relation to an application lodged or received before March 1st 2016, then 1999 EIA Regulations apply</i>
2 EIA Screening Details	
2A	Schedule 1
	Is the project Schedule 1 development as described in Schedule 1 of the EIA Regulations? No
	<i>If Yes, under which description of development? If No, consider whether project is 'Schedule 2' development below in part 2(B).</i>
2B	Schedule 2
(i)	Is the project listed as a description of development under Column 1 of Schedule 2 of the EIA Regulations? Yes <i>If Yes, under which description of development? If No, EIA is not required.</i>
	12e
(ii)	Does the project change or extend development described in paragraphs 1 to 12 of Column 1 of schedule 2, where the change or extension may have significant adverse effects on the environment? No <i>If Yes, provide reasons for your answer below. Proceed to point (iii).</i>
	Choose an item.
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations? No <i>If Yes, state which area. If No, proceed to point (iv) below.</i>

(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met? <i>If Yes, note which applicable threshold/criteria. If No, EIA is not required.</i>	Yes
	The area of development exceeds 1 hectare.	
3	LPA / Welsh Ministers' Screening	
(i)	Has the LPA issued a Screening Opinion (SO)?	Yes
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?	No
4	Environmental Statement (ES)	
	Has the applicant/appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

Is a detailed screening assessment (Section 5) required?

If Yes has been answered in response to either 2B(iii) or 2B(iv), send to relevant team to undertake detailed screening assessment.

If No has been answered for both questions, or the questions are not applicable, start appeal.

Sign-off

Signature	<i>R. Spencer</i>
Date	07.03.19

STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

As per Schedule 3, Para 3: When considering the potential impact, take into account; (a) magnitude / spatial extent / population likely to be affected; (b) nature of impact; (c) transboundary nature; (d) intensity & complexity; (e) probability; (f) expected onset / duration / frequency & reversibility; (g) cumulation with existing and / or approved development; (h) the possibility of effectively reducing the impact.

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant? <i>Include consideration of features or measures to avoid or prevent what might otherwise be significant effects</i>
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.)?	Yes, the site would be altered from undeveloped ancient woodland to woodland and tourist accommodation including; Tree Tents and timber frame/log cabin structures to provide shower/toilet facilities, cooking and washing areas.	Given the scale and nature of the proposed development and its relationship to the surrounding area, any physical changes are unlikely to be significant.
Question 1(b) Cumulation with Existing and/or Approved Development		
Are there any other factors which should be considered such as: <ul style="list-style-type: none"> 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? 	No potential for cumulative impacts identified.	N/A
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,	Yes, there would be resource use associated with the development during construction	The scale of the proposed development is such that any impacts

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
materials or energy, especially any resources which are non-renewable or in short supply?	and the on-going use of the proposed development.	would not be significant.
Question 1(d) Production of Waste		
Will the Project produce solid wastes during construction or operation or decommissioning?	The proposed development is likely to result in some solid waste being produced during the construction phase and the on-going use of the development.	The scale of the proposed development is such that any impacts would not be significant.
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.	N/A
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Yes. Some noise and/or vibration likely during construction works. There may be increased noise levels associated with the ongoing use of the proposed development.	Any noise and/or vibrations associated with construction works would be of a localised nature and time limited. Due to the scale of the proposed development, and screening provided by the woodland, any noise associated with the ongoing use of the development would not be significant.
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)?	Yes; there is some risk of contamination to the River Hoddnant that runs centrally through the development site via surface water and disposing of foul waste.	Any effects could be minimised by best practice on site, and/or controlled by condition where appropriate, such that the risk would not be significant.
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 accidents during construction or operation of the Project which	Yes, there would be some risk of accident during construction.	Any impact would be minimised by best practice on site, such that the

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
could affect human health or the environment?		risk would not be significant.
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, there would be some risk of accident.	Any risk would not be significant, as outlined above.
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.	N/A
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?	No.	N/A
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No.	N/A
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. The development site is currently greenfield (ancient woodland) land.	Due to the nature and scale of the proposal, any loss of greenfield land is negligible and therefore unlikely to be significant in terms of EIA.
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	No.	N/A

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?		
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?	Yes, the submitted 'Ecological Impact Assessment 2016' (revised in 2018) concludes both the woodland and river running through the development site are of County level importance. The woodland habitat supports a number of ecological features of interest, and there are several species including; a diversity of bird life, badger, bats and dormice potentially present on the development site.	The submitted 'Ecological Impact Assessment 2016' concludes that after mitigation the proposed development would not result in any significant negative impacts worthy of compensation on habitats or species, and I see no reason to disagree with that conclusion. Any potential impact on habitats or species is unlikely to be significant.
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Yes. The River Hoddnant runs centrally through the site.	Due to the nature and scale of the proposal, any effects on the river are unlikely to be significant in terms of EIA.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No.	N/A
Is the project in a location where it is likely to be highly visible to many people?	No.	N/A
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	No.	N/A
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes, there are a number of listed buildings and scheduled ancient monuments located within the vicinity of the proposed development.	Given the scale of the development proposed, any impacts on those assets and their settings are unlikely to be significant in terms of EIA.
Are there any areas on or around the location which are already subject to pollution or	No.	N/A

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For 'Yes/Unknown', are effects likely to be significant?
environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?		
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?	Yes. The River Hoddnant runs centrally through the site, resulting in part of the site being located in Flood Zone C2.	NRW were consulted at application stage and concluded that as the site is located outside of DAM Zone C, there are no significant concerns in terms of flood risk. I see no reason to disagree with this. Although this will be a matter for the decision maker, in term of EIA, any significant effects are unlikely to be significant.
Has there already been a failure to meet environmental quality standards that is relevant to the project?	No.	N/A

Statement of reasons – insert into Screening Direction

The appeal scheme involves the development of Tree Tent tourist accommodation within an ancient woodland. The appeal site is located partially within flood zone C2 and close to a number of historic assets. This site is sensitive in some respects, due to the presence of ancient woodland and a river running through the appeal site meaning there are potential ecology and flooding issues. However, whilst these matters will fall to be considered by the decision maker, I am satisfied that none of the potential impacts (either alone or in combination) would result in significant environmental effects, therefore EIA is not required in this instance.

6	Outcome of assessment	
(ii)	If a SO/SD has been provided do you agree with it?	Yes
(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 (Letter 1)
Name and Job Title of Assessor		Sophie Godfrey – Assistant Planning Officer

Date of Assessment	29 March 2019
	Sign-off
Name and Job Title of Countersigning Officer	Chris Sweet – Planning Officer
Comments of Countersigning Officer	I agree with the foregoing; due to the nature and scale of development there are no likely significant environmental effects in terms of the EIA Regulations.
Signature	<i>C Sweet</i>
Date	29 March 2019