

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

1. CASE DETAILS			
Case Reference	2022/91477	Brief description of the project / development	Hybrid Planning Application for the erection of an industrial unit for E(g)/B2 /B8 use with associated access, parking, groundworks and landscaping in conjunction with an outline application for mixed use development use class E(a), E(b), E(g), B2 and B8
Applicant	2SH Developments Ltd		
LPA	Kirklees 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)		-	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		10. Infrastructure Projects – (a) Industrial Estate Development Projects – The Site Area Exceeds 5 Hectares	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No – The Elland Bypass Cutting (SSSI) is 1.5km distant to the NE and the South Pennine Moors are 7.5km distant to the west.	
If YES, which area?		-	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		The site is 6.3HA in area and therefore exceeds 5HA	
3. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		N/A	

Intentionally Blank

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
	Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		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 .	
4. NATURAL RESOURCES				
4.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Topography will change due to site levels and buildings during construction and operation.	No	The effect is highly unlikely to be significant based upon the size of the buildings and proposed level changes indicated on the submitted section plans.
4.2 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	Topography will change due to site levels and buildings during construction and operation. The development will utilise resources on and off site. Inevitably, the construction and operational phases of the Proposed Development will result in some increases in the use of resources such as water, land, materials and energy.	No	No resources have been identified that are in short supply that may otherwise cause a significant effect on the environment. It is not considered that the design of the scheme is reliant on a particularly resource that may put pressure on the environment and it is assumed that the scheme can be re-designed to account for resource shortages should any incur a significant effect on the local environment.
4.3 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?	No	None known.	N/A	

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5. WASTE		
5.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes During construction and operation.	No As with nearly all construction, the Proposed Development will result in waste materials from the preparation and undertaking of works. Construction waste would be reused and recycled where possible and any waste will be managed in accordance with all applicable legislation and disposed of in line with best practice. A Site Waste Management Plan will be developed and implemented during the construction phase. Once operational, the Proposed Development will generate waste typical of a modern, commercial development, and this will be collected and disposed of by the relevant municipal waste operator in line with best and licensed practice. A Waste Management Strategy could be devised to ensure waste is managed appropriately in line with the Waste Hierarchy. No significant effect is identified.
6. POLLUTION AND NUISANCES		
6.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes Low level emissions would be expected due to vehicles travelling to and from the Site, during both construction and operation. Additionally, the Proposed Development may result in minor dust emissions during construction phases.	No It has not been indicated by the applicant that any pollutants will be released during construction and operation of the site by land uses that would not otherwise be associated with an industrial estate of this nature. As such, the likelihood of a significant effect being generated is considered low.
6.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes Potential for an increase in light and noise vibration.	No It is considered that any noise and light effects will be modest, with such effects further controlled/minimised by conditions recommended by the KC Pollution Control team. As such, the likelihood of a significant effect being generated is considered low.

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6.3 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?	Yes	Potential for contamination during the construction and operational phases should materials, particularly raw materials, not be handled correctly.	No	Best practice measures will be used to reduce the risk of contamination of soil and water during construction implementation of a CEMP. The application will be supported by a Flood Risk Assessment and an sustainable urban drainage strategy (SuDS), which will be designed to reduce the risk of contamination operational phase. The planning application will be supported by a Ground Conditions report, which would provide adverse effects identified. It is anticipated that the LLFA will also require a temporary drainage management plan to control impacts during the construction phase. As such, the likelihood of a significant effect being generated is considered low.
6.4 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?	Yes	Air Quality Management Area No.3 (AQMA3) is located directly north east of the site on the southern side of Lindley Moor Road.	No	KC Environmental Health have determined that a condition attached to the permission would be sufficient to identify the level of pollution increase resulting from the development that would then inform the appropriate level of mitigation to offset the identified harm, whether it be on-site or through financial incentives paid by the applicant. As such, the likelihood of a significant effect being generated is considered low.
7. POPULATION AND HUMAN HEALTH				
7.1 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	The applicant indicates that no major accidents risks are identified other than those commensurate with the construction and operation of a typical industrial estate.	N/A	
7.2 Will the project present a risk to the population (having regard to population density) and their human	Yes	Air Quality Management Area No.3 (AQMA3) is located directly north east of the site on the southern side of Lindley Moor Road.	No	KC Environmental Health have determined that a condition attached to the permission would be sufficient to identify the level of pollution

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health during construction, operation or decommissioning? (for example due to water contamination or air pollution)				increase resulting from the development that would then inform the appropriate level of mitigation to offset the identified harm, whether it be on-site or through financial incentives paid by the applicant. As such, the likelihood of a significant effect being generated is considered low.
8. WATER RESOURCES				
8.1 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?	Yes	Owing to the nature of the development, a significant amount of impermeable area will be created that could have an impact on watercourses should the development be designed incorrectly.	No	It is considered that National and Local Planning Policy is sufficiently robust to ensure that the development is designed so as not to increase flood risk on-site and elsewhere. Indeed it is likely that this scheme will have the potential to provide betterment in the short term than the current status quo given the on-site requirements for accommodating surface water storage for a 1 in 100 year storm event plus a further 30/45% storage up lift to account for climate change. A Flood Risk Assessment has been provided with the application, alongside a drainage strategy, therefore any surface, ground and waste water alongside the potential for pluvial and fluvial flooding events will be captured within that document and appropriately reviewed by the Lead Local Flood Authority.
9. BIODIVERSITY (SPECIES AND HABITATS)				
9.1 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	No	The site is not within or adjacent a protected biodiversity or geodiversity area of any geographical importance. West Yorkshire Geology Trust identify 'Old Lindley Moor' as a Local Geological Site of importance, however this designation is located 0.6km from the site and is not considered 'adjacent' to the	N/A	

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ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, 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))).	development site, and is highly unlikely to be affected by the proposed development. An Ecological Impact Assessment (EcIA) and Preliminary Ecological Appraisal (PEA) have been submitted with the application. The submitted reports provide a comprehensive assessment of the site and lay out the potential impacts on ecological receptors, brought about by the proposed development. Overall, the site is of limited ecological value, comprising of species poor modified grassland with limited opportunities for protected species, given the intense grazing regime currently undertaken at the site.	
9.2 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?	No The site is within a Bat Alert Area, however the West Yorkshire Joint Services Bat Alert flow diagram indicates that a Bat survey would not be necessary for this development. No other flora or fauna are identified. An Ecological Impact Assessment (EcIA) and Preliminary Ecological Appraisal (PEA) have been submitted with the application. The submitted reports provide a comprehensive assessment of the site and lay out the potential impacts on ecological receptors, brought about by the proposed development. Overall, the site is of limited ecological value, comprising of species poor modified grassland with limited opportunities for protected species, given the intense grazing regime currently undertaken at the site.	N/A

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10. LANDSCAPE AND VISUAL		
10.1 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 site is 4 miles distant from Castle Hill and a setting study identifies that the northern part of the site represents a 'significant ridgeline'. Consequently this ridgeline will be disturbed by the development however, as the proposal is an allocated site without a dominant area or visual receptor identified within the setting study, the proposed development is not considered to be nearby or impacting on the setting of Castle Hill. What's more, the development's urban design has been considered so as to position lower height buildings towards the elevated northern side of the site to further lessen its	N/A
10.2 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?)	Yes Given the elevation of the site, it is highly likely to be visible from the south and east. There is potential for rooftops of some of the proposed to be visible from the north.	No The proposal has been designed to reduce in scale and mass from the south to the north as the site increases in height. The larger units (employment use) are located on the lower lying land with the smaller retail and leisure buildings occupying the higher ground. This would help to mitigate the visual impact of the proposals within the landscape.
11. CULTURAL HERITAGE/ARCHAEOLOGY		
11.1 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	Yes There are two designated heritage assets in very close proximity to the site. One is a Grade II* signpost (dated 1755) which forms a squat, inscribed stone pillar at the junction of Lindley Moor Road and Crosland Road. The other is Haigh Cross, which is a Grade II listed structure and monolithic pillar with the Coat of Arms of Quarmby dated 1304; this was moved from its	No It is not considered that these designated heritage assets will be significantly affected by the proposed development and the application has regard to its impact on these assets through a supporting Heritage Impact Assessment. The results of the Archaeological investigation incur the same conclusion of a lack of a

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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on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	original location in 1808 and listed in 1952. Haigh Cross is located within a landscape buffer that forms part of the Mac's Trucks site. There are also a small number of listed buildings within the wider vicinity of the site. The supporting Heritage Impact Assessment has discounted the more distant heritage assets. In respect of Archaeology, a site investigation report has been provided with the application which confirms that the Roman Road has been disturbed by 19 th Century agricultural practices and that the archaeological site is of little value owing to this disturbance.	significant effect being incurred by the development.
12. TRANSPORT AND ACCESS		
12.1 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?	No No direct paths to facilities are present on or adjacent the site. There is the potential for HUD/410/10 to be disrupted during construction works, and it is likely that this definitive footpath could be improved as a part of the scheme – however it does not lead directly to a facility used by the public as it simply provides an alternative route between Crosland and Weatherhill Roads.	N/A
12.2 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?	No Other parts of the allocation have come forward which have provided significant infrastructure improvements around the site already. That being said, modest off-site signal improvements are anticipated but these are to improve on the already upgraded facilities.	N/A
13. LAND USE		
13.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated	Yes Residential uses to the south are highly likely to be impacted by the development in respect of shadow, privacy and overbearance subject to the design of the proposed development.	No There is latitude within the site area to design an appropriate development that minimises residential amenity impacts to within reasonable levels. As such, the likelihood of a

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areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.				significant effect being generated is considered low.
13.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	The development site constitutes the final part of MX3 (Mixed Use Site 3) in the Local Plan Allocations and Designations document. At the time of writing, there are no other adjacent allocations that may create cumulative impacts that would need to be considered alongside determination of this proposed development. There are no sufficiently sized allocations within Calderdale district adjacent Junction 24 of the M62 that would be anticipated to materially impact the development proposal.	N/A	
14. LAND STABILITY AND CLIMATE				
14.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Yes	BGS Data indicates that the site is not within an area of foundered (collapsed) rock or in an area with landslide deposits. However, two fault lines run through the site from west to east.	No	It is anticipated that the supporting Geo-environmental document will account for the fault lines and allow for appropriate avoidance and/or foundations designs for the identified faults. As such, the likelihood of a significant effect being generated is considered low.
15. CUMULATIVE EFFECTS				
15.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	The development site constitutes the final part of MX3 (Mixed Use Site 3) in the Local Plan Allocations and Designations document. At the time of writing, there are no other adjacent allocations that may create cumulative impacts that would need to be considered alongside determination of this proposed development. Other parts of the allocation have come forward which have provided significant infrastructure	No	

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		improvements around the site already. There are no sufficiently sized allocations within Calderdale district adjacent Junction 24 of the M62 that would be anticipated to materially impact the development proposal.		
16. TRANSBOUNDARY EFFECTS				
16.1 Is the project likely to lead to transboundary effects? ²	No	The site is not on the coast and not near an international border.	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.

17. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

Though it has been identified that the proposed development has the potential to create environmental effects in some respects, these are anticipated to be moderate and potentially positive in some areas (i.e. off-site infrastructure mitigation) subject to the design reserved matters for the outline part of the scheme. Those effects from the site that are adverse/negative are anticipated to be able to be managed through the standard Development Management process under the National Planning Policy Framework, the Development Management Procedure Order 2015 (as amended), the Town and Country Planning Act 1990 (as amended), the Listed Building and Conservation Areas Act 1990 (as amended), Contaminated Land Regulations 2006 and the Environmental Protection Act 1990.

For the reasons explained in this Screening Opinion assessment, the development is not required to provide an Environmental Statement. This conclusion is contingent on the information submitted for the purpose of this Screening Opinion, which is limited, and which could be subject to change dependent on further details emerging that are not otherwise known at the time of writing. It is therefore recommended that, while the Local Planning Authority are of the opinion that the proposed development does not require an Environmental Statement prepared in accordance with the Environmental Impact Assessment Regulations 2017, this does not preclude a further Screening Opinion being sought by the applicant for the reserved matters attached to the outline area of the application.

18. SCREENING OPINION DECISION

Is an ES required?	No	
19. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	✗
<u>Not</u> likely to have significant effects on the environment	ES not required	✓

20. REASON FOR SCREENING

Request for EIA screening received (D5 Planning letter, 24th July 2022). EIA Regulations 2017 – Sch.2 Development – 10. Infrastructure – (a) Industrial Estate projects, the development area exceeds 5 hectares in size.

NAME	<i>Richard Gilbert</i> (KC Senior Planner – Majors and Minerals Team)
DATE	09/05/2023