

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

1. CASE DETAILS			
Case Reference	LDO0001.24		
LPA	London Borough of Havering	Brief description of the project / development	The LPA is working on a proposed Local Development Order in relation to land to the north of Fen Lane. The LDO would permit a data centre campus that would comprise between 279,400sq.m and 400,000sq.m of gross external floor area (GEA) and up to 10ha of battery storage. To provide flexibility on the final mix of uses to be permitted by the LDO, the campus will comprise between 250,000sq.m and 340,000sq.m of data centre floorspace plus associated external plant and security, between 26,000sq.m and 60,000sq.m of indoor horticulture facilities, green energy initiatives (including up to 6,000sq.m of hydrogen fuel cell energy generation) and district heating energy centre (between 200sq.m and 2,800sq.m), visitor centre (between 200sq.m and 600sq.m) and electrical substations and distribution infrastructure (between 3,000sq.m and 20,000sq.m). In addition, the proposals include new access roads, civil engineering works, hard and soft landscaping, and formation of associated ecology park/enhanced biodiversity habitat (at least 113ha).
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
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(a) Industrial Estate Development Projects
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No
If YES, which area?			N/A
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			Over 5 hectares area

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons) Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)	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)) 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 .
3. NATURAL RESOURCES		
3.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes The project will result in the change of use of the land from agriculture, to data centre use and ancillary purposes. There will be a change to the physical topography of the site through cut and fill to create the development platforms for the data centres.	Yes The proposed development would provide an extensive campus of data centre buildings of up to 21m in height including electrical infrastructure (substations) and other ancillary structures on a 215.6 hectare site within the Metropolitan Green Belt, areas designated as a Countryside Conservation Area, Site of Importance for Nature Conservation (Borough) and Minerals Safeguarding Area this would amount to a significant change to the land use and the topography of the site.
3.2 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 development would utilise agricultural land including 25ha of best and most versatile agricultural land. The site is located in a Minerals Safeguarding Area. The operation of the project will require significant amounts of power, some of which will come from renewable sources, and water.	Yes The proposal is likely to have a significant effect on soil, including the loss of best and most versatile agricultural land.
3.3 Are there any areas on/around the location which contain important,	Yes The land is agricultural arable land in close proximity to a river	Yes Significant loss of agricultural land. The site predominantly consists of 'Good to Moderate'

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high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?				quality agricultural land (Grade 3), with 25ha of 'Best and Most Versatile' agricultural land.
4. WASTE				
4.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Development of the site will involve excavation and regrading of the land which will produce solid waste during the construction phase. A mixture of waste streams, including municipal waste will be generated by the data centres and other ancillary uses on the site including the visitors centre during operation. Solid waste will be produced during decommissioning.	No	Materials from excavation and other earthworks will be re-used on site. Operational waste would be limited and include a mixture of waste streams from the data centre and visitor centre uses, as well as municipal waste streams from public areas. There is potential for solid waste from decommissioning to be reused and recycled.
5. POLLUTION AND NUISANCES				
5.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	There is potential for the release of pollutants from construction vehicles and equipment during construction. There is potential for pollutants from the operation of emergency generators associated with data centres.	Yes	The site is located in an Air Quality Management Area (AQMA). The increase in development traffic may breach the thresholds outlined in the EPUK/IAQM Guidance: Land-Use Planning and Development Control: Planning for Air Quality (2017) taking account of the rural nature of the site. An Air Quality Assessment will be required.
5.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Additional noise and vibration is likely to take place during the construction phase. Noise from plant and machinery during operational stage is likely. Heat energy would be released by the cooling plant serving the data facility. There may be some light spillage onto the adjacent open space and properties as a result of the development.	Yes	Noise and heat loss impacts could be significant.
5.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or	No	This is a mixed use development comprising of data centre, distribution and electrical infrastructure equipment, battery storage or grid balancing	No	Standard regulatory controls would be adopted and adhered to as part of the proposed development, both during the construction

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into surface waters, groundwater, coastal waters or the sea?		infrastructure, indoor horticulture facilities, green energy production and engineering works uses and therefore unlikely to lead to risks of contamination. If any contamination is found to exist on site, this can be controlled through an appropriate remediation strategy.		stage and the completed development stage to avoid significant effects to surface water. These controls would be secured through the LDO process.
5.4 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	The site is within an Air Quality Management Area due to air quality in the Borough exceeding safe limits.	Yes	The increase in development traffic may breach the thresholds outlined in the EPUK/IAQM Guidance: Land-Use Planning and Development Control: Planning for Air Quality (2017) taking account of the rural nature of the site. An Air Quality Assessment will be required.
6. POPULATION AND HUMAN HEALTH				
6.1 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		No	
6.2 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)	Yes	The proposal has the potential to present a risk to the population and their human health as a result of changes in hydrology, increased traffic or air quality impacts and during the construction and operational phase	No	The implementation of standard construction mitigation practices and accordance with relevant regulatory standards would limit the risk of the development to the population and their human health.
7. WATER RESOURCES				
7.1 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,	Yes	The Mardyke is an Environment Agency designated Main River, with an estimated upstream catchment of 28.28km ² adjacent to the site. The	Yes	The development will increase surface water run off without appropriate mitigation in place. As part of the site is in flood zones 2 and 3, there is the potential for increased flood risk as a result of the development.

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particularly in terms of their volume and flood risk?		flood zones associated with the river extend significantly into the site. Site is located within Flood Zones 2 and 3		
8. BIODIVERSITY (SPECIES AND HABITATS)				
8.1 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, 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).	Yes	Site of Local Importance for Nature Conservation	Yes	An ecological impact assessment will need to be carried out in line with recognised professional standards such as those of the Chartered Institute of Ecology and Environmental Management (CIEEM) including a Phase 1 habitat survey to determine the potential for significant effects.
8.2 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	The site includes a number of trees and hedgerows	Yes	See above
9. LANDSCAPE AND VISUAL				
9.1 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	Yes	The site is part of Thames Chase Community Forest with the associated planning policies being focussed on recreation, together with forest creation and management. The site is within the Metropolitan Green Belt, and is	Yes	There is the potential for impact on the locally designated and protected landscape within and in the vicinity of the development site. A robust Landscape Visual Impact Assessment and landscape character assessment is required.

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the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).		designated as a Site of Importance for Nature Conservation.		
9.2 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	The site comprises open fields and is visible from the surrounding road network and from public footpaths. The land is also visible from nearby buildings, including residential dwellings. Due to topography, there are likely to be long views of the site from higher ground to the east and across the flat landscape adjoining the site.	Yes	The visual impact and change in landscape character is likely to be significant given the quantum of development (up to 400,000 sq.m) and height of the proposed buildings (up to 21m). with
10. CULTURAL HERITAGE/ARCHAEOLOGY				
10.1 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	Grade II Blankets farmhouse, to the east of the site; Grade II Bury Farmhouse, to the west; Grade II Old England, to the north; Grade II Little Tillingham to the north-east; and the group of four Listed buildings, west of North Ockendon village; the most significant of these comprises the Grade I Listed Church of St Mary Magdalene, while the others, all Grade II, comprise The Rectory and two discretely Listed lengths of garden wall associated with former Ockendon Hall are considered to have local cultural importance. North Ockendon Conservation Area is to the west of the site. The western and eastern most confines of the site are identified as an Archaeology Priority Area by the Greater London Archaeology Advisory Service (GLAAS).	Yes	Impacts on the setting of these heritage assets could be significant due to the scale of development proposed.

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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11. TRANSPORT AND ACCESS				
11.1 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	Home Farm is located adjacent to the southern edge of the site. Footpath 233 from Fen Lane to Bury Farm extends northwards across the site. Footpath 283 from Fem Lane to Ockendon Road crosses the western confines of the site. It is possible that the existing Rights of Way would need to be diverted during construction.	Yes	There is potential for views from public rights of way around the site to be adversely affected by the development. There is though, an opportunity to improve on the public right of ways within the site as a result of the development
11.2 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	Traffic on Fen Lane would increase significantly during construction. M25 and surrounding roads can be subject to congestion.	Yes	In combination with Lower Thames Crossing construction, there could be significant congestion effects during the construction phase.
12. LAND USE				
12.1 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 areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	Residential development and Ladyville Care Home close to the site. Four working arable farms within the site. Top Meadow Golf course south of Fen Lane.	Yes	There is potential for significant impacts on adjoining land uses as a result of the development.
12.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		No	
13. LAND STABILITY AND CLIMATE				
13.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic	No		No	

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conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?				
14. CUMULATIVE EFFECTS				
14.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes	There are a number of committed developments in the vicinity of the site including for the development of solar farms with associated grid connections which could be implemented concurrently with the proposed development. Lower Thames Crossing may receive DCO approval shortly and the cumulative construction effects could be significant. Upgrades to Warley substation will also be required although details of the works are not yet available.	Yes	There is potential for significant cumulative effects, particularly during the construction phase. Cumulative construction and operational effects will need to be assessed.
15. TRANSBOUNDARY EFFECTS				
15.1 Is the project likely to lead to transboundary effects? ²	No		No	

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.

16. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

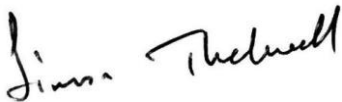
The development would be both permanent and irreversible. The development would have the potential to have significant environmental impacts upon the surrounding area for an extended period of time.

17. SCREENING DECISION

Is an ES required?	Yes	
18. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	Yes
<u>Not</u> likely to have significant effects on the environment	ES not required	N/A
More information is required to inform direction	Request further info	N/A

19. REASON FOR SCREENING

In light of the above considerations and the likely significant impacts which the development could have on environmental resources in the locality and on a wider scale, it is the opinion of the Council that the proposed development would constitute Environmental Impact Assessment (EIA) Development and an Environmental Statement (ES) would therefore be required.

NAME	Simon Thelwell – Head of Strategic Development
	
DATE	22 nd May 2024