

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

1. CASE DETAILS			
LPA Reference no.	252057	Site and Proposed Development	Full planning application for the erection of film studio workshops, office space, a backlot for external filming, a compound area, with supporting access, parking, landscaping, attenuation and associated works. Planning application and listed building consent for the external and internal alterations to Oldhouse Farm Barn, and change of use and internal alterations to Oldhouse Farmhouse from residential to office and demolition of existing buildings at Oldhouse Farm.
Appellant	Shinfield Studios Limited, One, Fleet Place, London, EC4M 7WS		
LPA	Wokingham Borough 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?		Category 10 – 'Infrastructure Projects' sub-section (b) – 'Urban 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?		(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development (ii) The overall area of development exceeds 5 hectares	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?		N/A	
If yes, is the SO/SD positive?		N/A	
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		N/A	

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**WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE
UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT
ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT**

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.
5. NATURAL RESOURCES		
5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes The development will require changes to the topography of the site to create a level platform for the construction of buildings. Additionally, the proposal involves the permanent change of use of the land, which is partially greenfield, introducing permanent built form. As the development is intended to be permanent, any foreseeable decommissioning would be limited to the removal of temporary construction apparatus.	Yes Likely to be able to be managed. These effects are considered capable of being appropriately managed through the planning application process. Mitigation can be secured through the submission of a detailed Flood Risk Assessment, a robust Surface Water Drainage Strategy incorporating Sustainable Drainage Systems (SuDS), long-term maintenance arrangements, and consideration of cumulative impacts from nearby developments. Provided these measures are satisfactorily addressed, a full Environmental Impact Assessment is not considered necessary.
5.2 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 construction phase of the development will require the movement and management of topsoil to facilitate the construction of buildings and associated infrastructure. As part of the site comprises Grade 3 (a and b) agricultural land, this will result in the loss of agricultural land.	No Likely to be able to be managed. The construction phase can be controlled through a Construction Environmental Management Plan (CEMP). All buildings will be expected to comply with building regulations and meet the sustainability objectives of the current and emerging development plan. These

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		requirements can be secured by planning condition or incorporated into the detailed design at the full application stage.
5.3 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?	Yes The site comprises areas of agricultural land classified as Grade 3a and 3b (good to moderate quality). While there are no trees subject to a Tree Preservation Order (TPO) within the site itself, Wokingham Borough Council mapping identifies an area of trees immediately adjacent to the northwest boundary as protected under TPO No. 1909/2022, covering trees of all species. This area abuts the site at two points. The EIA submission notes that one Category B tree will be removed to accommodate the proposed development. Parts of the site also fall within a designated mineral safeguarding area for sharp sand and gravel.	Yes Likely to be able to be managed. The effect on the environment could be substantial, as high-quality or scarce resources would be permanently lost and sterilised. However, this can be managed through the submission of a Best and Most Versatile Land Assessment and a Minerals Safeguarding or Mineral Resource Assessment, enabling the Council to determine whether the loss of these resources is acceptable. The applicant has advised that, where possible, on-site trees and hedgerows, particularly those of higher value, will be retained, with any tree loss suitably mitigated. This can be set out in an Arboricultural Impact Assessment, which will also define appropriate root protection buffers. The construction phase can also be managed through a Construction Environmental Management Plan (CEMP).
6. WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes Solid waste will be generated during the construction phase of the development as a result of site preparation and construction activities. During the operational phase, minimal waste is expected, limited to day-to-day waste produced by staff working at the studios.	Yes Likely to be managed. A Site Waste Management Plan and Construction Environmental Management Plan (CEMP) will aim to encourage the reuse and recycling of construction waste. These measures can be secured either as part of the full planning application or via planning condition. The Council's Cleaner and Greener team will be consulted during the determination phase of any future application to review waste provision and

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		management details for the proposed use of the site.
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes The construction phase will generate dust and emissions due to site preparation activities, along with direct emissions from vehicles operating on and accessing the site. During the operational phase, the applicant has advised that emissions will result from vehicles travelling to and from the site, including HGVs, light vehicles, and staff commuting. Once complete, traffic emissions will be associated with the end use; however, the development is not expected to result in the release of hazardous substances or toxic emissions.	No The applicant advises that dust generated during the construction phase will be managed in accordance with standard best practice measures. This can be enforced through a Construction Environmental Management Plan (CEMP), secured via planning condition, and is not expected to result in significant adverse effects. While the site benefits from good pedestrian and cycle connectivity, as well as access to a bus route, the number of additional parking spaces proposed, and the overall scale of the development, mean that a Travel Plan should be submitted with any future application. This should promote sustainable transport modes for future users of the site. A Transport Appraisal should also assess the direct and indirect impacts of traffic generated by the development on emissions. The site is located a short distance south of the Wokingham Air Quality Management Area (AQMA), designated in 2004 for nitrogen dioxide. The potential impact of the proposed development on the AQMA may need to be considered as part of any future application. Should hazardous materials be stored on-site at any time, they must be handled and stored in accordance with relevant legislation.

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7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes Noise and vibration are expected during the construction phase. The applicant has advised that, due to the site's surrounding employment uses and proximity to existing noise sources, significant adverse noise levels above the existing ambient sound are not anticipated for extended periods. No temporary lighting is proposed during construction. During the operational phase, some lighting will be required, and noise is expected to be generated by site activities. However, the end use of the site is not expected to result in vibration, nor in the release of heat, energy, or electromagnetic radiation. Lighting is proposed both internally and externally as part of the completed development.	Yes Likely to be managed. During the construction phase, noise, vibration, and lighting effects can be managed through a Construction Environmental Management Plan (CEMP) and a Construction Method Statement (CMS). During the operational phase, noise can be assessed through the submission of a Noise Impact Assessment, which will be reviewed by the Council's Environmental Health team. A Noise Impact Assessment will also help determine the potential noise implications of the development once operational, including whether it will result in noise levels above existing ambient sound. Mitigation will be required to avoid unacceptable noise impacts. As the site is in a rural location, lighting designs will need to comply with relevant British Standards and the Institute of Lighting Professionals (ILP) 2011 Guidance Notes for the Reduction of Obtrusive Light. The ILP guidance recommends consideration of sensitive areas in or near the site. Stanford End Mill and River Loddon SSSI is located approximately 4 km to the south-west, and Longmoor Bog SSSI around 5 km to the south-east. Therefore, any future application should be informed by a lighting assessment to ensure the proposed development does not result in significant impacts from lighting.
7.3 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 While part of the site is currently in agricultural use, some areas may be affected by contamination. Therefore, there is potential for pollutants to be released during both the construc-	No Due to the scale of the proposal, any future application will need to be accompanied by a contaminated land assessment. If required, an appropriate scheme of mitigation or remediation

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	tion and post-occupation phases of the development. Additionally, the applicant confirms that hydrocarbons, such as plant and vehicle fuel lubricants, will be used during the construction phase. There is also potential for contamination during the post-occupation phase from traffic-related emissions in surface water run-off. Although there is a possible risk of pollutants being released into the environment, this is not expected to be significant.	should be implemented in accordance with best practice standards. Any localised contamination during construction can be managed through a Construction Environmental Management Plan (CEMP), and hazardous materials must be stored in suitable locations. Standards for controlling hydrocarbon storage and water pollution, along with mitigation measures such as health and safety procedures for construction workers and the use of appropriately bunded containers for chemicals and oils, will be required under relevant legislation. The use of hydrocarbons will be controlled through the implementation of the CEMP and is not expected to result in significant adverse effects on land or water. Surface water run-off and foul water drainage should be managed on-site during both the construction and operational phases. This should be addressed through the submission of a Surface Water Drainage Strategy and a Utilities Statement.
7.4 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?	No A short distance to the north of the application site lies the Wokingham Air Quality Management Area (AQMA), which encompasses properties along the M4 Motorway and part of the A329 where it passes beneath the M4. A Transport Assessment and Travel Plan will be expected to accompany any future planning application.	N/A

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8. POPULATION AND HUMAN HEALTH		
8.1 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 During the construction phase, and upon completion and occupation of the proposed development, legislative health and safety measures must be implemented throughout the construction, operational, and long-term use of the site. Furthermore, construction activity will be managed through a Construction Environmental Management Plan (CEMP), which can be secured via planning condition as part of any future planning application.	N/A
8.2 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 Dust will be generated during the construction phase of the development, along with vehicle-related emissions from HGVs and staff travelling to and from the site. During the operational phase, the size and scale of the proposed development are not expected to result in any significant effects on human health. While traffic associated with the development will continue during operation, it is not anticipated to pose any significant risks to human health in the form of air pollution.	No The applicant advises that during the construction phase of development, dust generation would be managed in accordance with standard best practice measures. This could be enforced through a CEMP secured via planning condition, and the dust generation is not anticipated to generate significant adverse effects. A travel plan should be submitted as part of any future application on the site. This should seek to encourage sustainable modes of transport for future users of the site, and a Transport Appraisal should assess the impact of traffic both directly and indirectly because of the application may have on emissions.
9. WATER RESOURCES		
9.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground	Yes The site is crossed by two unnamed ordinary watercourses, which are tributaries of the River Loddon. According to the Environment Agency's	Yes Likely to be able to be managed. Any future application should demonstrate what sequential testing has been undertaken to steer

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waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	national flood mapping, the northern part and sections of the southern parcel lie within Flood Zone 1. The central area, around Oldhouse Farm and aligned with the watercourses, falls within Flood Zone 3, while the rest of the site is in Flood Zone 2. Most of the site is at very low risk of surface water flooding. However, there are areas of medium and high risk near the tributaries, Oldhouse Farm, and the adjacent ditch. EA mapping also shows that, in a "wet day" reservoir breach scenario, water could accumulate in the southern part of the site. However, there is no impact shown in a "dry day" breach scenario. The site is at low risk from groundwater and other sources of flooding. The proposed development would introduce significant impermeable surfaces, which could increase surface water runoff if not properly managed.	development away from areas most at risk of flooding, ensuring that vulnerable elements are located outside Flood Zones 2 and 3. Surface water modelling, as part of any future planning application, should confirm that there will be no net increase in surface water flooding resulting from a cumulative increase in built form, particularly when considered alongside nearby approved developments. A Flood Risk Assessment and Surface Water Drainage Strategy should accompany any future application for the site. These documents will be subject to consultation with both the Council's Flooding and Drainage Team and the Environment Agency to ensure that the proposed development does not result in significant adverse impacts. These reports may include mitigation measures such as Sustainable Drainage Systems (SuDS) to manage and reduce surface water flood risk. Consequently, it is considered that subject to the robustness of the required supporting documents, the impacts relating to surface water and flood risk could be appropriately managed.

10. BIODIVERSITY (SPECIES AND HABITATS)

10.1 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	Yes The application site is not located within, or partly within, any Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), or Ramsar Site, and is not likely to affect the notified interest features of such sites. The nearest designated sites are Stanford End Mill and River Loddon SSSI, located	No The application is not for residential development, and the SSSI Impact Risk Zone layer published by Natural England only triggers where there is a net increase in residential units. However, this trigger is considered to relate to the site's location within the 5–7 km zone of the Thames Basin Heaths Special Protection Area, rather than the SSSI on the River Loddon.
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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))).		approximately 4 km to the south-west, and Longmoor Bog SSSI, around 5 km to the south-east. The applicant's submission confirms the presence of bat roosts in the two Listed Buildings on the site, as well as several trees suitable for roosting bats. A total of nine bat species were identified on the site. Additionally, three amphibian species were recorded within 2 km of the site, none of which were Great Crested Newts (GCNs). The site also lies within the 7 km zone of influence of the Thames Basin Heaths Special Protection Area.	Any future application should be supported by relevant surveys and reports to demonstrate that there will be no significant ecological impacts. The ecological effects of the proposal on species and habitats will be assessed through an Ecological Impact Assessment (EcIA), which must accompany any future planning application. This assessment will need to demonstrate that a 10% biodiversity net gain can be achieved. Additional mitigation measures can be proposed, agreed, and secured during the determination of any future application or through planning conditions. These may include restrictions on construction hours, limitations on site clearance, and on-site habitat enhancement measures. A European Protected Species Licence will also be required before carrying out any works that may affect bat roosts.
10.2 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 application states that surveys undertaken to date suggest the site comprises lowland mixed deciduous woodland, modified grassland, other neutral grassland, arable farmland, a pond, a ditch, hedgerows, and trees.	Yes Likely to be able to be managed. During the construction phase, certain materials present on site may pose a risk to the environment. However, with the implementation of appropriate environmental control measures, secured through a Construction Environmental Management Plan (CEMP) and in accordance with relevant legislation, no significant environmental effects are anticipated. The operational phase of the development is not expected to involve the use, transport, or production of substances or materials that could harm the environment.

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			Additional mitigation measures can be proposed, agreed, and secured during the determination of any future application or through planning conditions. These may include, but are not limited to, further survey work, application of the mitigation hierarchy, compensation, and on-site enhancements. An Ecological Impact Assessment (EcIA) must accompany any future planning application and will need to demonstrate that a 10% biodiversity net gain can be achieved.
11. LANDSCAPE AND VISUAL			
11.1 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).	Yes	The proposal site is not located within, or partly within, a National Park, Area of Outstanding Natural Beauty (AONB), or Heritage Coast. However, it is located within the River Loddon Valued Landscape, which is identified in Wokingham Borough Council's Valued Landscapes Assessment as being of the highest quality and value. The proposal would lead to a more intensified use of the site and a permanent change to the area's visual appearance and scenic value.	Yes Likely to be able to be managed. A Landscape and Visual Impact Assessment (LVIA) will be required to support any future planning application, to assess how landscape effects can be managed and impacts reduced. The LVIA should respond to the findings of Wokingham Borough Council's Landscape Character Assessment and demonstrate how the proposal has considered the character of the valued landscape and the wider setting in its design.
11.2 Is the project in a location where it is likely to be highly visible to many	Yes	The site is located within the River Loddon Valued Landscape, which is recognised by	Yes Likely to be able to be managed. The submission of a Landscape and Visual Impact

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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people? (If so, from where, what direction, and what distance?)	Wokingham Borough Council as being of the highest scenic quality. While not within a nationally designated landscape, the proposed development would result in a permanent change to the visual character of the area by introducing built form into a partially agricultural setting. The site is moderately visible from nearby public rights of way to the south and west (SHIN3 and SHIN4), surrounding highways, and some private properties, with the potential for significant visual effects, particularly for recreational users. Although long-distance views are limited by topography and vegetation, near-distance views are available and may be affected.	Assessment (LVIA) at full planning application stage, alongside detailed design, layout, and mitigation proposals such as planting, screening, and sensitive siting of built form to reduce visual intrusion and preserve landscape character.
12. CULTURAL HERITAGE/ARCHAEOLOGY		
12.1 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 There are no Scheduled Monuments or World Heritage Sites within the site, nor is it visible from any such designated heritage assets. Therefore, no impact is anticipated on internationally or nationally designated cultural heritage features. However, the site contains two nationally designated Grade II Listed Buildings: Old House Farmhouse (List Entry: 1118136), a traditional rural dwelling of historic and architectural interest, and a barn located approximately 50 metres to the south (List Entry: 1136136), which forms part of the original farmstead setting. These buildings contribute to the local historic character and will need to be carefully considered in relation to any proposed development, particularly in terms of their	No While the site includes two Grade II Listed Buildings of national importance, any potential impacts on their setting are expected to be localised and capable of mitigation. Through sensitive design, appropriate siting, and the use of sympathetic materials and landscaping, the significance and setting of these heritage assets can be preserved. Listed Building Consent will be required for any works affecting the fabric or setting of the listed buildings within the site. Any future planning application should be supported by appropriate documentation to fully address cultural heritage considerations. This should include, but not be limited to, a Heritage Impact Assessment (HIA), an Archaeological Desk-Based Assessment (DBA), a Design and

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	setting and views to and from the site. Additionally, Rushy Mead, a listed building located at the north-eastern edge of the site, is unlikely to be affected due to its distance, the low-lying topography, and the presence of mature trees and woodland providing visual screening.	Access Statement (DAS) demonstrating how heritage has informed the design approach, and a Landscape and Visual Impact Appraisal (LVIA).
13. TRANSPORT AND ACCESS		
13.1 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 The site is currently accessed via Cutbush Lane East, located to the north of the application site. The surrounding area primarily serves existing employment uses. Two public rights of way (PRoW) abut the site: Footpath SHIN3 runs along the western boundary from north to south, adjoining the site at its south-western point, while Footpath SHIN4 connects to SHIN3 and runs diagonally along the western and southern boundaries. The applicant advises that neither PRoW is expected to be severed or permanently impacted by the proposed development. However, the introduction of built form is likely to affect the visual amenity of recreational users and may result in significant visual effects due to the change in land use from partially agricultural fields to developed land.	Yes Likely to be able to be managed. During construction, a Construction Environmental Management Plan (CEMP) will help reduce the likelihood of significant effects and can be secured via planning conditions. An LVIA will be required to support any future planning application, assessing and, where necessary, mitigating impacts on views into and across the site from the affected public rights of way (PRoW), to ensure no significant visual effects.
13.2 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 Site access is proposed via Cutbush Lane. As the proposed development will require frequent vehicular movements to and from the site, an increase in traffic on surrounding roads and nearby highways is anticipated.	No Likely to be able to be managed. A Transport Assessment will be required to support any future planning application on the site. This will assess the impact of the proposal on transport routes in and around the site that may be susceptible to congestion. If necessary, suitable

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		mitigation measures can then be identified and agreed.
14. LAND USE		
14.1 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 The site as existing comprises part Grade 3 agricultural land. Additionally, there are a number of farm buildings which will be removed to accommodate the proposed development. The existing Grade II Listed Oldhouse Farmhouse on the site is proposed to be converted from a single residential unit to office use. Therefore, there is a loss of a dwelling as a result of the development proposals.	No Any potential impacts can be appropriately addressed at the full application stage through the submission of supporting assessments and mitigation strategies. This may include a Heritage Impact Assessment to assess the effect of the conversion on the listed building, and a Planning Statement to justify the loss of the dwelling. The loss of agricultural land and buildings can be addressed through an Agricultural Land Classification assessment and consideration of the site's contribution to the wider agricultural economy. Mitigation, where necessary, can be secured through planning conditions or obligations to ensure that any residual effects are minimised.
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	N/A
15. LAND STABILITY AND CLIMATE		
15.1 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?	No The application site is not susceptible to earthquakes, subsidence, landslides, erosion, or extreme/adverse climatic conditions that could result in environmental problems.	N/A

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16. CUMULATIVE EFFECTS		
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes A comprehensive list of applications that have been approved or are awaiting determination within a 5km radius of the site can be found in Appendix 1 of the covering letter. There is potential for cumulative impacts to arise during both the construction and operational phases of the proposed development when considered alongside existing and/or approved projects in the surrounding area. These cumulative effects may relate to factors such as traffic generation, noise, air quality, and visual impact.	No There is some potential for cumulative impacts during construction and operation, particularly in relation to traffic and noise. However, due to the physical separation and differing nature of nearby developments, these impacts are unlikely to be significant. Construction-related effects will be managed through a robust Construction Environmental Management Plan (CEMP) and a Construction Traffic Management Plan (CTMP), which will coordinate vehicle movements and minimise disruption. Operational transport impacts will be mitigated through a Travel Plan promoting sustainable travel and reducing reliance on private vehicles. The site is not visually prominent or located near other developments in a way that would contribute cumulatively to landscape or townscape views. Additional assessments, including a Drainage Strategy, Flood Risk Assessment, Ecological Impact Assessment, and, where relevant, an Air Quality Assessment, will ensure that cumulative effects on water, biodiversity, and air quality are fully addressed. Together, these measures and supporting reports will ensure that any potential cumulative impacts are identified, assessed, and effectively mitigated.

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17. TRANSBOUNDARY EFFECTS								
17.1	Is the project likely to lead to transboundary effects? ²		No	No		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.