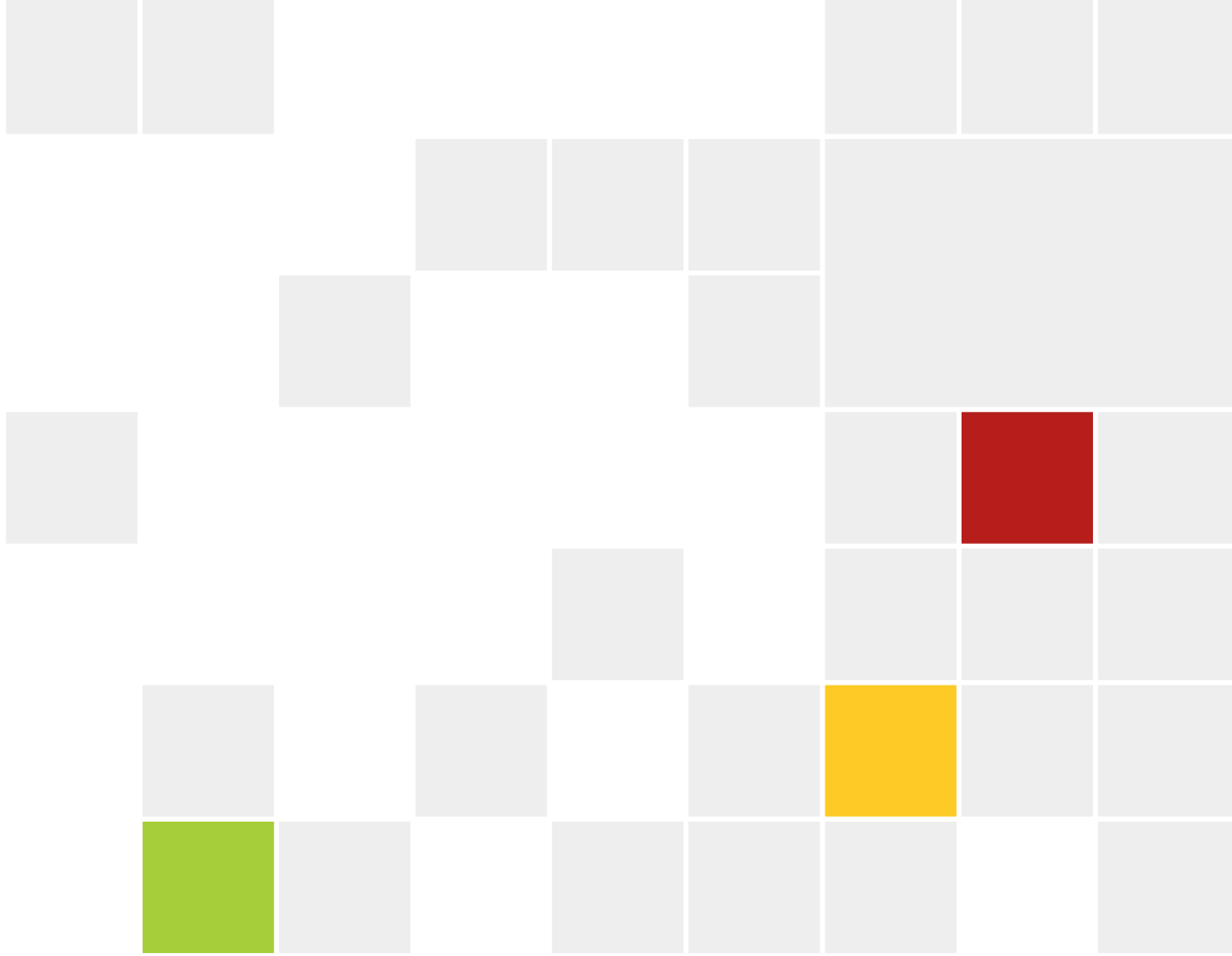
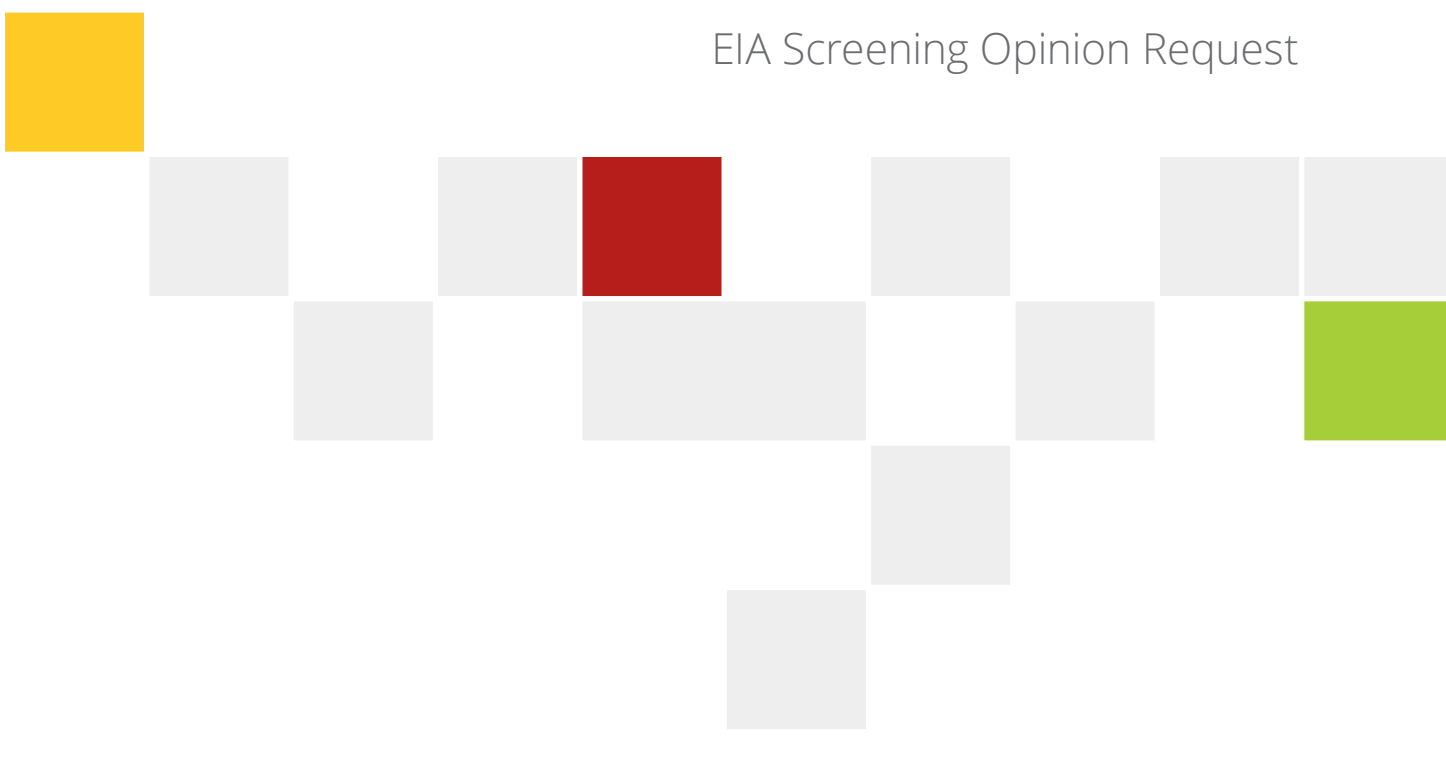




Land at The Ageas Bowl, Southampton

EIA Screening Opinion Request



Boyer

Report Control

Project:	Hampshire County Cricket Club, The Ageas Bowl, Marshall Drive, West End, SO30 3XH
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TABLE OF CONTENTS

1. Introduction	2
2. Site Description and Proposed Development	5
3. EIA Screening: Schedules, Thresholds and Criteria	10
4. EIA Schedule 2: Screening Assessment	14
5. EIA Schedule 3: Screening Assessment	16
6. Conclusion	28

APPENDIX

Appendix One – Site location plan

1. INTRODUCTION

- 1.1 This report has been prepared by Boyer Planning, on behalf of Land & Development Advisory Services Ltd and Hampshire Cricket Club. The document supports a request, made to Eastleigh Borough Council ('EBC'), that the Local Planning Authority ('LPA') adopt a screening opinion to determine whether the proposals at 'the Ageas Bowl ('the site'), as set out in this report, constitute Environmental Impact Assessment ('EIA') development.
- 1.2 This report accords with the requirements of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations'). As such, in accordance with Regulation 6, the report (and associated appendices) provides the following:

*"(a) a plan sufficient to identify the land (provided at **Appendix 1**);*

(b) a description of the development, including in particular—

(i) a description of the physical characteristics of the development and, where relevant, of demolition works;

(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;

(c) a description of the aspects of the environment likely to be significantly affected by the development;

(d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—

(i) the expected residues and emissions and the production of waste, where relevant; and

(ii) the use of natural resources, in particular soil, land, water and biodiversity; and

(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment."

The Requirement for Environmental Impact Assessment

- 1.3 To determine whether the proposed development constitutes 'EIA development', regard must be had to the EIA Regulations, as well as the supporting Planning Practice Guidance ('PPG').
- 1.4 The EIA Regulations define 'EIA development' as development which is;

“likely to have significant effects on the environment by virtue of factors such as its nature size or location”

- 1.5 The Regulations indicate that EIA development falls within two ‘Schedules’. Schedule 1 concerns development projects for which EIA is a mandatory requirement. Development falling within Schedule 1 includes proposals for large-scale industrial projects, such as oil refineries, power stations and airports.
- 1.6 In contrast to Schedule 1, proposals that fall within Schedule 2 only require EIA if they would lead to likely significant effects on the environment. Development proposals that fall within Schedule 2 must therefore be assessed against a number of relevant thresholds and criteria. Regulation 5(4) sets this out;

“Where a relevant planning authority or the Secretary of State has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority or Secretary of State must take into account in making that decision—

(a) any information provided by the applicant;

(b) the results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State; and

(c) such of the selection criteria set out in Schedule 3 as are relevant to the development.”

- 1.7 This report seeks to enable Eastleigh Borough Council to determine the need for EIA. Accordingly, the following chapter of this report (Section 2) provides a description of the site and the proposed development. Section 3 provides a summary review of the EIA screening schedules, thresholds and criteria, as identified in the Regulations and PPG. Section 4 then proceeds to examine the relevant Schedule 2 thresholds and criteria (and the indicative PPG criteria), against the proposed development. Section 5 provides an equivalent assessment against the relevant Schedule 3 criteria.
- 1.8 Section 6, which finalises the report, proceeds to outline our conclusions. These are that the development proposals fall under Schedule 2, but will not lead to likely significant effects on the environment. Therefore, it is our opinion that the proposals are not EIA development.
- 1.9 The report is accompanied by the following appendices;
- Location Plan (Appendix 1)
- 1.10 The report should also be considered alongside the accompanying plans and assessments, which are provided separately (as part of the wider application submission).

- Existing Site Plan;
- Proposed Layout Plans;
- Proposed Sections and Elevations;
- Design and Access Statement;
- Transport Assessment and Travel Plan;
- Nitrate / Nutrient Neutrality Assessment;
- Archaeological Assessment;
- Desk Based Contamination Assessment;
- Landscape and Visual Impact Assessment and Landscape Plans;
- Ecological Impact Assessment;
- Acoustic Assessment;
- Air Quality Assessment;
- Arboricultural Impact Assessment;
- Flood Risk Assessment and Drainage Strategy;
- Sustainability/ Energy Statement.

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

Site Description and Context

- 2.1 The site (illustrated at **Appendix 1**) comprises the main Ageas Bowl complex, which is located to the south of Botley Drive, West End.
- 2.2 The site includes the existing international standard cricket stadium and the integral Hilton hotel, Marshall Drive and the Marshall Drive Car Park, and part of the existing Boundary Lakes Golf Course. To the west of the stadium, the site also includes an area of hardstanding, which is used for match day coach and car parking and as a drop-off area for event attendees.
- 2.3 With respect to its physical characteristics, the site extends to approximately 15 hectares in size. In addition to existing built form, the site is characterised by the semi-formal landscape of the golf course, as well as areas of open grass, woodland belts and extensive boundary vegetation. Although the site generally slopes from west to east, the topography of the land varies, with significant earthworks surrounding the stadium. The hardstanding area to the west of the stadium is relatively level and sits within an artificial bowl, formed by steep grass slopes. This part of the site is screened (to the north, west and south) by existing wooded areas and by recent planting.
- 2.4 With respect to the wider area, to the north / north-west of the site is situated the Pitter Commercial truck dealership, the David Lloyd Gym and Tennis Centre, and a Holiday Inn Express Hotel. To the west, the site borders residential dwellings located off Telegraph Road and Westgate Mews, and to the south west the site adjoins Telegraph Woods. To the south and east lies the remaining extent of the golf course and new parking facilities being constructed at Thorneydown (off Charles Watts Way). Further to the east is situated the M27 motorway, as well as retail parks and industrial areas, beyond which lies the residential area of Hedge End.
- 2.5 The new Local Plan includes a specific policy for the Ageas Bowl site as a whole; Policy WE4 'Land at Ageas Bowl and Tennis Centre, Botley Road, West End. The policy allows for reasonable development, adaptation and change across the site.

Site Constraints

- 2.6 The site is not regarded as a 'sensitive area' as defined in the EIA regulations. However, a number of environmental constraints have been identified and assessed in the accompanying technical surveys and reports (as listed at paragraph 1.10 of this report).
- 2.7 The M27 is located 450m east of the Site. Boundary Lakes Golf Course is situated immediately adjacent to the southeastern Site boundary, with Telegraph Woods SINC adjacent to the southwest. The Site is surrounded by residential areas and major roads to the east, south and west, with pockets of woodland habitat present in the local area. The wider

landscape to the north comprises of agricultural land with associated hedgerows and agricultural buildings. With respect to biodiversity, the majority of the site is not subject to specific statutory ecological or arboricultural designations. However, it lies within the vicinity of the Telegraph Woods Site of Importance for Nature Conservation (SINC). The land to the north east of the stadium also includes areas of ecological and arboricultural interest, which has been considered within the design of the scheme.

- 2.8 An Ecological Impact Assessment has been prepared by Johns Associates Limited, which identified a total of 23 Phase 1 habitat types on the site. The Assessment concludes that no negative significant effects will occur to important biodiversity receptors, including legally protected species and designated sites, from either the construction or operational stages of the proposed development.
- 2.9 The proposal site is located within Flood Zone 1 and is not subject to significant surface water flooding constraints. As with most areas within the South Hampshire geography, the site falls with a 'Nitrate Vulnerable Zone' and increased nitrate deposition at (and drainage from) the site has the potential to impact of the Solent, if not mitigated. In order to ensure that new development at the site would not increase the risk of flooding, either off or on-site, a surface water drainage strategy is proposed be incorporated to manage the drainage resulting from the proposed development in an appropriate way. This strategy will provide additional benefits in particular to landscape, biodiversity and water quality
- 2.10 A Geo-Environmental Desk-based Preliminary Risk Assessment (PRA) accompanies this application, to identify potential ground contamination associated with the potential redevelopment of the Site, in line with national legislation requirements. The Assessment recommends that ground investigation and a Generic Quantitative Risk Assessment (GQRA) are undertaken prior to commencement of development.
- 2.11 The site is not located within a Conservation Area, nor is it situated within the vicinity of any Listed Buildings. However the site is located approximately 250-500m from the Hickley Wood Hillfort and Telegraph Woods Beacon, both of which are Scheduled Ancient Monuments. A desk-based heritage statement has been undertaken which concluded that the archaeological potential of the development areas will have likely been reduced to nil. This is because the area has already been subject to previous schemes of archaeological investigation. It is therefore considered very unlikely that the proposed development would have either significant or widespread below-ground archaeological impacts. No further archaeological works are recommended in this particular instance.

Planning History

- 2.12 A significant number of planning permissions are associated with Ageas Bowl site. However, the most significant permission is Ref. F/07/61830 (as subsequently amended). This permitted the erection of a hotel, hospitality uses, a conference facility, media centre, restaurant and bar, retail units as well as new stadium stands. This planning permission also allowed for comprehensive improvements across the Ageas Bowl complex, including the redesign, re-contouring and extension of existing golf course (to provide an 18-hole course).

- 2.13 Additionally, also relevant is planning permission Ref. F/18/83908, which relates to land at Thorneydown Farm. This granted consent for an extension to the golf course and the use of land for an occasional car parking for major events. This permission is pertinent because the holistic provision of match day parking, across the Ageas Bowl site, is a key consideration behind the scheme proposals.
- 2.14 More recently, planning permission was granted in July 2021 for the erection of a new golf course clubhouse, located off Moorhill Road, within the southern part of the wider Ageas Bowl site (ref. F/20/88655).

Proposed Development

- 2.15 The proposed development will comprise new mixed-use development on land surrounding the existing stadium. They include: 185 new homes, a 71-bedroom care home, a 142-bedroom hotel, a well-being health centre and a new pavilion building. These are to be provide alongside improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and a processional ramp, together with tree planting, landscaping, SuDs and biodiversity enhancements. Part of these wider works will also include internal works to the existing pavilion at the south-western gate.
- 2.16 The proposed description of development is as follows;

“The erection of 185 new homes, a 71-bedroom care home (Use Class C2), a 142-bedroom hotel (Use Class C1), a well-being centre (Use Class E / F2), a new pavilion building and improvements to existing stadium, new vehicular access, car parking, pedestrian circulation and processional ramp, together with tree planting, landscaping, SuDS and biodiversity enhancements.”

- 2.17 The proposed new development is split into a series of different character areas and the key elements of the emerging proposals are explained below.

Character Areas 1 and 2

- 2.18 Character Areas 1 and 2 incorporate a number of enhancements to the existing stadium. This includes a new ‘Northern Gateway’ providing a feature entrance into the stadium and facilitating the management of crowds. This will direct attending fans moving through the car parking areas and those arriving by foot to a ‘fan zone’. Pedestrian traffic will then be directed into the stadium over a spectator bridge / ramp, which passes over Marshall Drive. Development proposed within the Northern Gateway seeks to dramatically improve the ‘sense of arrival’ into the Ageas Bowl complex. A fan zone will create an area for visitors to congregate and meet, before passing over the feature entrance ramp, which will direct pedestrian flows over the roadway below.
- 2.19 A new parking area comprising of 717 spaces is also proposed primarily to the north east of the stadium and accessed via Botley Road. This car park is only expected to be used on event days. In addition, the existing car park opposite the Hilton hotel would be reconfigured and expanded to provide 219 spaces to serve this hotel, as well as the new 142 bed budget

hotel and parking associated with general day-to-day activities. As per the existing arrangement, access to this car park would be via Marshall Drive.

- 2.20 As well as addressing the parking needs of the stadium and associated operations, the revised parking area seeks to provide an enhanced entrance and user experience for those visiting the other facilities on site. The new parking area will therefore be provided in conjunction with appropriate hard and soft landscaping, and will integrate with proposals for a new Northern Gateway into the stadium.

Character Area 3

- 2.21 Character Area 3 proposes the development of a new pitch-side maintenance and storage area in the southern part of the stadium, together with a new pavilion.
- 2.22 This proposed storage area and pavilion building will form part of the stadium, with the lower levels providing facilities for the storing of nets, wicket covers and maintenance equipment. The pavilion building above will provide views across both the main pitch and the training area to the south.

Character Area 4

- 2.23 The proposals within Character Area 4 primarily comprise a 3-storey care home, consisting of 71 bedrooms and ancillary facilities. This will provide high-quality and purpose-built accommodation, for people who are in need of specialist care. The building will be located to the south-west of the stadium, close to the existing Hampshire Wellbeing Centre.
- 2.24 A new Southern Gateway will also be provided within this character area. This will take the form of an area of terracing and enhanced landscaping. The purpose of this element is to create a clearer sense of arrival, for those walking to the stadium from the Thorneydown car parking area (i.e., when it is in use on major event days).

Character Area 5

- 2.25 To the west of the stadium, on an area of hardstanding that is currently used for ad-hoc match-day parking (to be relocated to Character Area 1), will be new residential development and a new well-being centre (to replace the existing Hampshire Wellbeing centre). This element will comprise 185 new homes in a mixture of dwelling types, sizes and tenures, and will be of a contemporary urban form that complements the stadium.
- 2.26 It is proposed that vehicular and pedestrian access to the residential development will be achieved from Marshall Drive (a tree-lined road which encircles the stadium). Provision will also be made for a potential future access to the 'Pitter Commercial' site to the north. Whilst that site is not within the control of the applicant, it is expected that it may be redeveloped in future. The proposals therefore safeguard land for a future connection.
- 2.27 Pedestrian and cycle enhancements are proposed to allow future residents to access West End. This includes via the various existing routes leading through Telegraph Woods. One

such route that will be enhanced, lies at the northernmost edge of Telegraph Woods, which is accessed via the swing gate on Telegraph Road, adjacent to Telegraph Heights.

- 2.28 The new wellbeing centre, extending to 1,068 sqm, is expected to accommodate small-scale health-related uses, potentially including sports therapy and physiotherapy services, baby scanning, a GP consultation space, therapy and scanning facilities, podiatry consultation rooms and an opticians. These are proposed alongside a gym and associated accommodation, as well as a Pilates studio. The centre will also include a reception and waiting area, a staff / break room, an administration and managerial offices, an archive/storage area, and a cleaning room.
- 2.29 Across the application site, the proposals seek to retain all mature trees where possible and will incorporate these into the scheme design. However, it will be necessary to remove a number of trees to accommodate the expanded car parking area to the north and north-east of the stadium. To mitigate these impacts, significant replacement planting will be provided for elsewhere within the application site and at other locations within the wider Ageas Bowl complex.
- 2.30 Reinforcing boundary planting will be introduced where appropriate (including along Marshall Drive), and areas of open space and SuDs will be provided as part of a coordinated green infrastructure strategy. As we note in subsequent sections the proposals will achieve a significant positive biodiversity net gain (BNG) and address nutrient neutrality.

Construction Phase Description

- 2.31 It is anticipated that the construction stage will commence during mid 2023 and extend for a period of approximately 4 years thereafter.

Mitigation

- 2.32 During construction and operational phases, standard best practice measures have been considered to minimise adverse effects.
- 2.33 During construction, mitigation is to be provided in the form of a Construction Environment Management Plan ('CEMP') and Construction Transport Management Plan ('CTMP'). Works on site will also be undertaken in accordance with the recommended nitrate neutrality, ecological, and acoustic protection measures recommended in the surveys and assessments conducted in support of the proposed planning application.
- 2.34 Additionally, the construction will occur in accordance with all consents, permissions and licences, as may be issued by the Environment Agency, Natural England, Historic England, the LHA, LPA, and any other statutory bodies as relevant.

3. EIA SCREENING: SCHEDULES, THRESHOLDS AND CRITERIA

3.1 EIA Regulation 6 indicates that, when determining if a proposed development constitutes EIA development, regard should be had to whether;

- The proposed development is listed in ‘Schedule 1’
- The development proposal is listed in ‘Schedule 2’
- The site is located in a ‘sensitive area’ or could affect a sensitive area;
- The proposals meet the relevant thresholds and criteria defined in Schedule 3; and,
- The proposal would lead to likely ‘significant effects’ on the environment.

Schedule 1

3.2 The EIA Regulations confirm that projects falling under Schedule 1 will always need to be subject to EIA. The proposed development at The Ageas Bowl is not Schedule 1 development.

Schedule 2

3.3 Projects of a type listed under Schedule 2 may be classed as EIA development, subject to the site’s location (including if it is within a sensitive area) and/or whether any of the thresholds or criteria (identified under Schedule 2, Column 2) are met.

3.4 The EIA Regulations, 2 (1), and the PPG (paragraph 032), define sensitive areas as ‘Sites of Special Scientific Interest (‘SSSI’) and European Sites; National Parks, the Broads and Areas of Outstanding Natural Beauty (‘AONB’); and World Heritage Sites and Scheduled Monuments. The PPG adds that;

“In certain cases, local designations which are not included in the definition of “sensitive areas”, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required.”

3.5 It is further noted that ‘Schedule 2’ development proposals on sites in proximity to sensitive areas, and which may result in significant effects, may also require EIA. However, the PPG also confirms that it *“does not follow that every Scheduled 2 development in (or affecting) these [sensitive] areas will automatically require and Environmental Impact Assessment.”*

3.6 The proposed development site is not located within or near a ‘sensitive area’ as defined in Regulations. The site is subject to specific local designations however appropriate mitigation measures can be incorporated to avoid any adverse impact.

Schedule 3 – Selection Criteria for Screening Schedule 2 Development

3.7 The third Schedule of the EIA Regulations sets out the selection criteria for Screening Schedule 2 Development, relating to site / project specific matters. These are:

Characteristics

- a) The size and design of the whole development;
- b) Cumulation with other existing development and/or approved development;
- c) The use of natural resources, in particular land, soil, water and biodiversity;
- d) The production of waste;
- e) Pollution and nuisances;
- f) The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
- g) The risks to human health (for example, due to water contamination or air pollution).

Location

- a) The existing and approved land use;
- b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground ; and,
- c) The absorption capacity of the natural environment.

Potential Impact:

- a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- b) The nature of the impact;
- c) The transboundary nature of the impact;
- d) The intensity and complexity of the impact;
- e) The probability of the impact;
- f) The expected onset, duration, frequency and reversibility of the impact;
- g) The cumulation of the impact with the impact of other existing and/or approved development; and,
- h) The possibility of effectively reducing the impact.

Schedule 4 - Consideration of Cumulative Effects

- 3.8 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

- 3.9 There has been recent development in the immediate vicinity which now form part of the baseline situation whilst we do not consider that there any permitted but unbuilt schemes that need to be considered as part of any cumulative assessment.

Planning Practice Guidance: Indicative Thresholds (for Schedule 2 Projects)

- 3.10 The Planning Practice Guidance (PPG), at paragraphs 057 and 058, indicates that the threshold for determining whether a proposal requires EIA, correlates with the relative environmental sensitivity of the location. Paragraph 032 clarifies that an Environmental Impact Assessment is more likely to be required if the project affects the features for which the sensitive area was designated.
- 3.11 The table below outlines the indicative criteria and thresholds identified in the PPG, alongside issues that are likely to be considered. The 'Development Type' is '10(b) Urban development projects'.

Table 3.1 – Urban Development Projects			
Development Type	Schedule 2 Criteria and Thresholds	Indicative Criteria and Threshold	Key Issues to Consider
10(b) Urban Development Projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.	i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5	Physical scale of such developments, potential increase in traffic, emissions and noise.

		hectares; or (ii) it would provide a total of more than 10,000 sq m of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously nonurbanised area (e.g. a new development of more than 1,000 dwellings).	
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- 3.12 The thresholds and criteria identified above are assessed against the site and the proposed development in Section 4, overleaf.

4. EIA SCHEDULE 2: SCREENING ASSESSMENT

Schedule 2 Assessment

- 4.1 The following section of this report considers the proposed development against the 'Schedule 2' criteria and thresholds set out in the EIA Regulations, and the indicative criteria and thresholds presented in the Planning Practice Guidance (as summarised in the proceeding section of this report).
- 4.2 The development proposals are first considered against Schedule 2, 10 (b) Urban Development Projects'.
- 4.3 Table 4.1 below reviews the criteria identified above in relation to the proposed development, as assessed against development type 10 (b) (column 2 of Table 3.3 above).

Table 4.1 - EIA Regulations: Schedule 2 Thresholds and Criteria	
Schedule 2, 10 (b) Urban Development Projects	
EIA Regs. Applicable Thresholds and Criteria	Assessment of the Proposed Development
i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or ii) the development includes more than 150 dwellings; or iii) the overall area of the development exceeds 5 hectares.	The proposed development of 185 homes, a 71-bedroom care home, a 142-bedroom hotel, a well-being health centre and a new pavilion building on a 15 hectare site exceeds the thresholds set out in Schedule 2 10(b) Urban Development Projects. However, exceeding these thresholds does not automatically mean that a proposal represents EIA development. Rather, a proposal is only EIA development if it is considered that it would give rise to significant adverse environmental effects.

- 4.4 Table 4.2 overleaf reviews the criteria identified above in relation to the proposed development, as assessed against the criteria and thresholds set out in the PPG (columns 3 and 4 of Table 3.1 above).

Table 4.2 - Indicative PPG Thresholds and Criteria, and 'Key Issues for Consideration'	
Schedule 2, 10 (b) Urban Development Projects	
PPG Criteria and Threshold	Assessment of the Proposed Development
Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000 sq m of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously nonurbanised area (e.g. a new development of more than 1,000 dwellings).	As demonstrated by the submitted Desk Study and Contaminated Land Report, which found no sources of contamination considered to be a risk to the proposed development, means that it is considered that there is a very low risk of contamination posed to both human health and controlled waters. As such, the key issue for consideration is whether the development would have 'significant urbanising effects'. The development of 185 homes (and other uses) falls below the '1,000 dwellings' figure cited in the PPG, such that the proposals are not considered significantly urbanising by virtue of their scale. Additionally, the site is sustainably located and is allocated for new development in the Local Plan (Policy WE4). The supporting evidence base to the Local Plan has concluded that the site is not affected by any overriding constraints or designations, that would give rise to significant environmental impacts, or which would otherwise render this location unsuitable for an Urban Development Project. Whilst the proposals will result in some impacts (e.g. additional vehicular movements), these will be of a scale that has potential to result in no more than localised impacts. On this basis, the proposals do not represent EIA development, under Schedule 2, 10(b)

5. EIA SCHEDULE 3: SCREENING ASSESSMENT

Schedule 3 Assessment

- 5.1 The following section considers the proposed development against the 'Schedule 3' criteria and thresholds set out in the EIA Regulations, (as summarised in the proceeding Section 3 of this report).

Table 5.1 - Schedule 3 Criteria	
Characteristics of the Development	
a) The size and design of the whole development.	
Does the size of the development fit with the existing environment?	The site is allocated in the adopted local plan for new residential development together with outdoor sport, recreation and hotel uses (Policy WE4). The proposed works to the existing stadium would be seen as small additions to an already established use whilst the proposed new residential development would take place on a part of the site that is least sensitive from a landscape perspective. There are a number of facilities and services within West End which also benefits from its proximity to Southampton. West End has a population of 11,470, based on the 2011 census. In this context, the proposed development, which would have a contiguous relationship with the existing settlement boundary, would be seen as a small addition to the existing built-up area. The size of development is therefore proportionate to the scale of growth envisaged by the Council.
Does the design of the development fit with the existing environment?	The proposed design has evolved following discussions with planning officers at EBC and other statutory bodies. The key design aims of the proposal include the creation of an aspirational place to live and celebrate the existing sites sense of place whilst developing a strong landscape-led identity, as well as the integration of the existing Telegraph Woodland by strengthening existing pedestrian routes through the site. The geometry of the stadium will be utilised to inform the proposed interventions across the development and improvements will be made to existing boundary treatments to ensure

	no conflict between the different uses of the development. Pedestrian movement will be prioritised throughout the development with new public spaces created. In these respects, the design of the development will ensure that it is compatible with the existing environment.
b) Cumulation with other existing development and/or approved development.	
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No, as it is not considered that there are any other existing/approved developments that together with the proposed development would result in a cumulation of impacts during the construction/operation phase. On this basis, construction stage impacts can be adequately managed through a Construction Environment Management Plan (CEMP) and a Construction Transport Management Plan (CTMP). It is considered that these conventional measures will provide effective mitigation. Any operational impacts associated with the proposals can be adequately addressed through best practice mitigation which are set out within the various assessments that will accompany the application submission.
Could this project be regarded as part of a larger development project and can it proceed as a separate application?	The proposals are for a standalone development, which does not require strategic-scale infrastructure. It is capable of being brought forward independently.
c) The use of natural resources, in particular land, soil, water and biodiversity.	
Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No, the construction and operational phases will not involve actions which will cause substantial physical changes to the topography of the area.

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?	No, the project will not use natural resources above or below ground which are non-renewable or in short supply.
(d) The production of waste	
Will the project produce solid wastes during construction or operation or decommissioning?	Waste will be produced during the construction stage of the project. This will be reused within the site boundary where possible, or stored and then sustainably disposed of. A CEMP will be prepared to manage the disposal of waste during construction.
(e) Pollution and nuisances.	
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Road traffic from the development will release pollutants into the air (NO ₂ , PM ₁₀ and PM _{2.5}), but their effects in the context of the existing baseline condition is not considered to be significant.
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	There is potential for localised noise and vibration impacts during the construction phase. These impacts would be temporary and would be mitigated and controlled through a CEMP and CTMP. No part of the new development will be floodlit and whilst there will be street lighting associated with the proposals this will be of a scale / extent that would not result in excessive light spillage and so no significant effects are expected.
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?	As set out within the accompanying Ground Investigation Report, subject to appropriate avoidance / mitigation measures during the construction phase (secured with CEMP), the project will not lead to the risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea

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?	The site is not within or near to a location which is designated as failing to meet specific environmental standards (e.g. an AQMA).
(f) The risk of major accidents and/or disasters relevant to the development concerned.	
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, there will be no risk of major accidents as a result of the proposed development.
(g) The risks to human health	
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)	Any risks to human health during construction phase will be addressed and mitigated via a CTMP and CEMP, which will be agreed with the LPA and controlled via appropriate planning conditions. Accordingly, the construction phase of the development will not give rise to likely significant environmental effects in respect of discharges, emissions, contamination or odour. The site is not within or close to an existing AQMA. Noise assessment work has demonstrated that appropriate mitigation can be incorporated into the new built form capable of ensuring that there would be no adverse impact caused by noise from the main stadium. As such, the operational phase of the development will not present a risk to human health.
Location of the Development	
Existing and approved land use	
Are there existing land uses or community uses on or around the location which could be	The wider area includes the Pitter Commercial truck dealership, the David Lloyd Gym and Tennis Centre, and a Holiday Inn Express Hotel to the north / north-

affected by the project or is the site undeveloped? 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.	west of the site. To the west, the site borders residential dwellings located off Telegraph Road and Westgate Mews, and to the south west the site adjoins Telegraph Woods. To the south and east lies the remaining extent of the golf course and new parking facilities being constructed at Thorneydown (off Charles Watts Way). Further to the east is situated the M27 motorway, as well as retail parks and industrial areas, beyond which lies the residential area of Hedge End. The surrounding uses are unlikely to be impacted by the development during the construction and operational phase, however conventional avoidance and mitigation measures will therefore be set out in a CEMP and CTMP, to preserve their amenity and ensure the safety of people in the immediate vicinity of the construction site. Accordingly, the location of the proposed development will not result in significant adverse impacts. Any minor impacts will be localised in nature and be capable of control through the usual development management process.
The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.	
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, soil, land, water, biodiversity?	No, there are no areas on or around the site which contain important high quality or scarce resources which could be affected by the project.
The absorption capacity of the natural environment	
Are there any designations and if so indicate the level of designation (international, national, regional or local).	Telegraph Woods is listed as a Site of Importance for Nature Conservation (SINC) however a range of mitigation measures are capable of being incorporated within the scheme proposals to ensure that there is no adverse impact to this SINC.

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. (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) European sites and other areas classified or protected under national legislation; (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance.	The Site lies within the Hamble Estuary Eutrophic Nitrate Vulnerable Zone (NVZ). There is 1 Special Site of Scientific Interest (SSSI) within 1 Km of Site. Moorgreen Meadows located 174 m North. The Site also lies within an SSSI Impact Zone relating to the Solent Nutrient Impact Area. Assessment work has been undertaken to demonstrate that the through the use of appropriate mitigation measures it is possible to avoid any adverse impact on the NVZ and SSSI.
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?	The site is entirely in Flood Zone 1 and has a very low flood risk from rivers and sea (less than 1 in 1000 annual probability of flooding). The site is considered to be at very low risk of flooding from Rivers and Sea. The scheme incorporates Sustainable Drainage Systems (SuDS) to capture, mitigate and control surface water flow. It is proposed to provide SuDS throughout the development draining to larger areas of attenuation providing infiltration where feasible. Surface water that does not infiltrate into the ground will be discharged into

	the adjacent watercourse at Greenfield run off rates. SuDS techniques will include above ground attenuation with potential for permeable paving in the higher parts of the development. All SuDS will be designed in accordance with Ciria guidance and in conjunction with the open space and landscaping to provide a holistic design. The proposed SuDS will be designed to cater for the 1 in 100 year plus 40% allowance for climate change event. In light of the site characteristics and proposed approach to drainage, after mitigation and enhancement measures the proposals would not increase the risk of flooding on or off the site.
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?	Based on the results of the ecological survey work undertaken, the proportion of the Site comprising built urban habitats is of negligible ecological value and the habitats found within the Site were considered to be common and ubiquitous. However, there was one habitat (lowland mixed deciduous woodland) classified as UK BAP Priority Habitat and listed under S41 of the Natural Environment and Rural Communities (NERC) Act (UK Government, 2006), where they are listed as a Priority Habitat and a Habitat of Principal Importance respectively. The proposed layout seeks to retain those identified features of elevated ecological value at the site wherever possible, within a connected network of wildlife habitats, informed by the survey information. Considering the detailed ecological baseline, the proposed ecological mitigation and enhancement measures and the assessment of likely significant effects as set out in the Ecological Impact Assessment, it is considered reasonable to conclude that no negative significant effects will occur to important biodiversity receptors, including legally protected species and designated sites, from either the construction or operational stages of the proposed development. A range of positive effects on biodiversity are considered likely as a result of the proposals. There are no known proposed developments within the wider landscape surrounding the Site that will have a cumulative effect with the proposed development.

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 / nonclassified areas or features of high landscape or scenic value on or around the location which could be affected by the project?	The Site is not located within an area designated for its landscape value, such as a National Park or an Area of Outstanding Natural Beauty (AONB).
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?)	There is limited visibility of the Site with views often restricted to close-range only (within 300m distance) as well as some limited middle-distance views by existing trees and vegetation, topography and existing development or a combination of these.
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)?	There are twelve listed buildings within 2.5km of the site all of which have a Grade II listing classification. The nearest Listed Building is the Grade II Church of St James at Church Hill c.700m to the west of the site. There are a range of landscape and built features between the Site and the Church of St James restricting any intervisibility between the two. There are 2 scheduled monuments within the Study Area located within Telegraph Woods to the south / south-west of the site: Hickley Wood Hillfort (Monument No. 31152) located c.45m to the south of the site and Telegraph Woods Beacon (Monument No. 31157) located c.375m to the southwest of the site.
Are there any transport 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?	There is a single Public Right of Way that passes through the north-eastern corner of the Site. The footpath route runs from Botley Road to the northeast of the Site, meanders across the golf course and then connects with Telegraph Woods to the southwest. Other footpaths in the area include a footpath leading from the north of Botley Road providing connections to Moorgreen Road and Tollbar Way. Another short footpath is located to the southwest of the Site adjacent to Moorhill Road and another to the west linking Beacon Road to Hildene Way. Glimpsed views of the stadium complex with Telegraph Woods beyond on the skyline are possible at the junction with Botley Road. The public

	right of way will be diverted in order to accommodate the proposed car park.
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?	The proposals would generate additional traffic movement on B3035 Botley Road/ Marshall Drive, however the Transport Assessment has analysed that the impact of the proposed development on the Local Highway Network can be accommodated without generating additional congestion.
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.	The wider area includes the Pitter Commercial truck dealership, the David Lloyd Gym and Tennis Centre, and a Holiday Inn Express Hotel.to the north / north-west of the site. To the west, the site borders residential dwellings located off Telegraph Road and Westgate Mews, and to the south west the site adjoins Telegraph Woods. To the south and east lies the remaining extent of the golf course and new parking facilities being constructed at Thorneydown (off Charles Watts Way). Further to the east is situated the M27 motorway, as well as retail parks and industrial areas, beyond which lies the residential area of Hedge End. The surrounding uses are unlikely to be impacted by the development during the construction and operational phase, however conventional avoidance and mitigation measures will therefore be set out in a CEMP and CTMP, to preserve their amenity and ensure the safety of people in the immediate vicinity of the construction site. Accordingly, the location of the proposed development will not result in significant adverse impacts. Any minor impacts will be localised in nature and be capable of control through the usual development management process.
Are there any plans for future land uses on or around the location which could be affected by the project?	No, the site is proposed for allocation within the Local Plan (Policy WE4). The proposed development is in general accordance with this allocation.
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme	No, the location is not susceptible to earthquakes, subsidence, landslides, erosion or extreme / adverse climatic conditions.

/adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	
Types and Characteristics of the Potential Impact	
(a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected).	
Will the effect extend over a large geographical area?	No, the effect of the development will be localised.
What size of population will be effected?	The effect of the development will be limited to the local population with the greatest impacts experienced during the construction phase of development. Such impacts can be addressed through conventional avoidance and mitigation measures, to be identified in a CEMP and CTMP.
(b) The nature of the impact.	
What will be the nature of the impact be?	The supporting technical reports provided as part of the planning application demonstrate that there will be no significant adverse impacts as a result of this development. There will, however, be a significant positive impact of the development, as a result of the provision of a mixture of houses, of varying types and tenure, alongside the provision of older person's accommodation, a budget hotel and a new medical centre, improvements to the existing stadium and car parking development, green infrastructure, and biodiversity enhancements.
(c) The transboundary nature of the impact.	
Is the project likely to lead to transboundary effects?	No, the project will not lead to any transboundary effects.
(d) The intensity and complexity of the impact.	
Will the project scale be significantly large?	No. The development comprises approximately 185 homes, a 71-bedroom care home, a 142-bedroom hotel, a well-being health centre and a new pavilion building, to

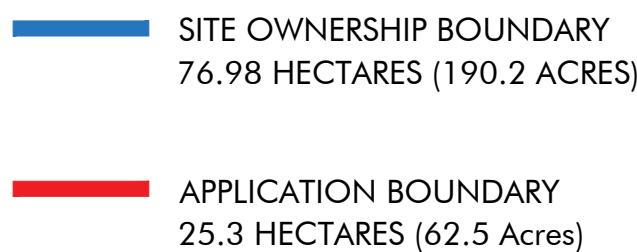
	be delivered on a site which is not subject to significant environmental constraints. The proposed development is also not reliant on complex infrastructure improvements, nor is in contingent on the delivery of additional land / sites.
Will the project have complex effects?	No, the project largely comprises conventional housing, leisure, and sporting developments on land which is currently used for commercial and sports use and which adjoins existing residential development and which is not subject to significant environmental constraints.
(e) The probability of the impact.	
Is probability of the effect occurring high or low?	The technical reports which support the planning application have demonstrated that there will not be any significant impacts as a result of the development. The probability of significant adverse effects occurring during the operational phase is therefore low. During the construction phase non-significant and localised impacts, on a small number of adjoining properties, are more probable. However, the likelihood of such impacts will be reduced through conventional measures set out in a CEMP and CTMP.
(f) The expected onset, duration, frequency and reversibility of the impact.	
When is the expected onset of the impact?	The construction and operational phases of the development are estimated to commence in mid 2023. The construction phase will take approximately 4 years to complete.
What will be the duration of the impact temporary or permanent?	Any identified impacts are both temporary (as associated with the construction phase) and permanent in nature, dependent upon the type of impact.
What will be the frequency of the impact continuous or infrequent?	Impacts during the construction phase will occur for a 4 year period, commencing in mid 2023. Construction will be managed in accordance with a CTMP and CEMP. These documents will dictate hours and days of work. Construction-related impacts will vary in frequency, depending on the activities undertaken. However, any

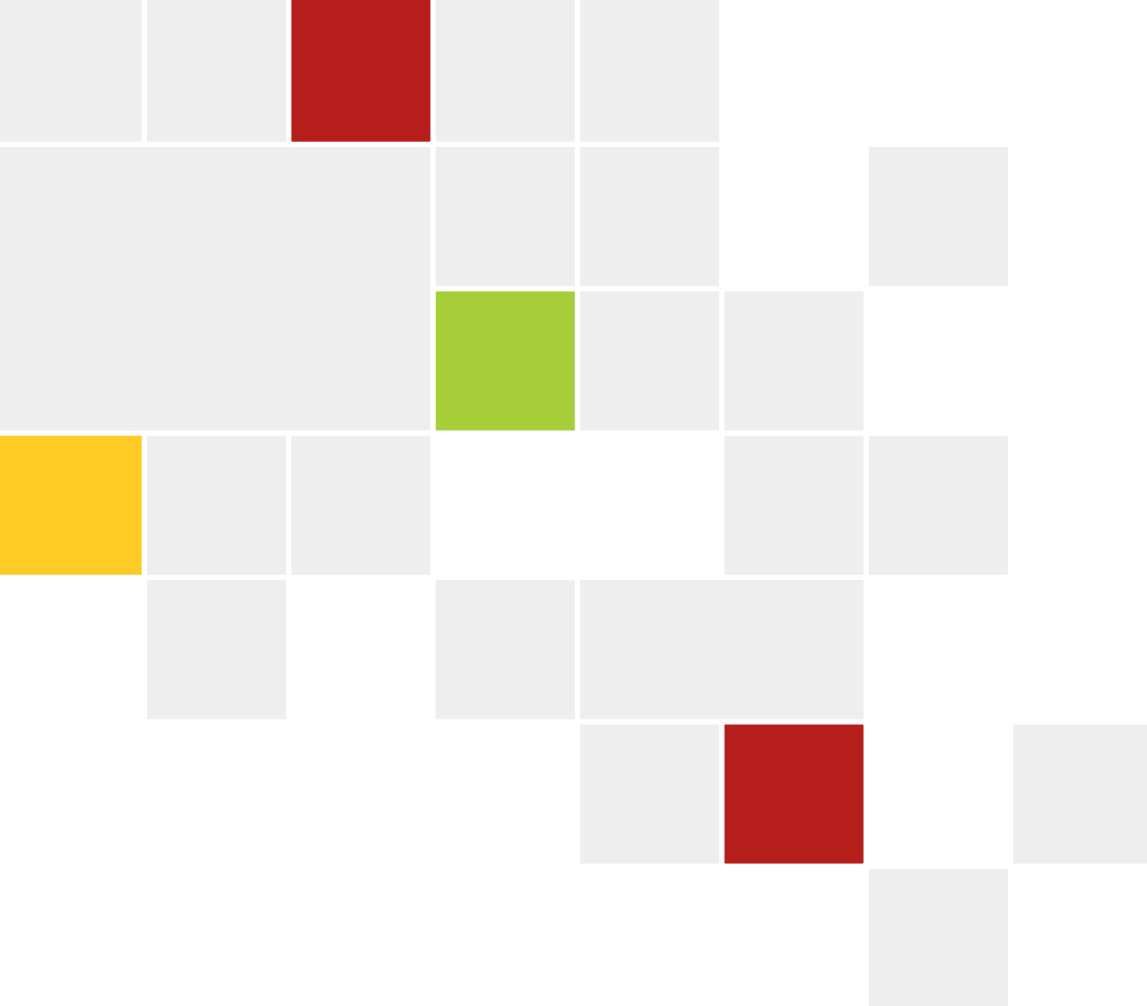
	such impacts will be localised in nature and will not give rise to significant adverse effects.
Will the impact be reversible?	Development at the site will inevitably have permanent and non-reversible consequences. However, as set out above, the proposed development will not give rise to any significant adverse environmental impacts.
(g) The cumulation of the impact with the impact of other existing and/or approved development.	
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	There are no schemes nearby that could potentially lead to a cumulation of impacts if approved.
(h) The possibility of effectively reducing the impact.	
What is the possibility of the likely impacts arising being effectively reduced?	The proposed development will not give rise to any significant impacts. Established avoidance and mitigation measures will be provided during the construction phase, through a CEMP and CTMP. The operation phase of the development will mitigate impacts through the scheme design and other embedded measures. These will include proportionate contributions towards highway improvements, a Travel Plan, landscape and biodiversity enhancements, refuse and recycling management, amongst other measures. The proposals will also accord with Building Regulations and comply with the requirements of any other statutory body as relevant.

6. CONCLUSION

- 6.1 The proposed development would fall within Schedule 2 of the EIA Regulations. However, having regard to the location, characteristics of the development, and the potential impacts, it is concluded that this proposal would not give rise to unusual complexities (that are difficult to assess) and so is not considered to result in likely significant effects on the environment.
- 6.2 During the construction phase, all potential impacts can be managed through conventional measures. These include CEMPs and CTMPs, which can be agreed with the LPA and other consultees as relevant, and which are enforceable via planning conditions. Technical reports accompany this application, which recommend that relevant measures be implemented to protect arboricultural, ecological and wider biodiversity interests during the construction stage. Development will take place in accordance with relevant licences, permits and consents, as may be issued by other statutory bodies, such as Natural England or the Environment Agency.
- 6.3 In the operational phase, the proposals will not result in likely significant environmental effects. The proposals, by virtue of the proposed approach to land-use and site layout, respond to prevalent environmental factors, in order to avoid and/or minimise potential impacts. Additionally, other conventional measures, such as a Travel Plan, landscape and biodiversity enhancements, refuse and recycling management strategy, will be embedded into the proposals.
- 6.4 As such, its operational effects are well understood and no material intensification beyond the limited levels described in this report and the technical assessments which accompany it.
- 6.5 Mitigation will be provided in the form of nitrate neutrality and industry-standard acoustic measures.
- 6.6 The development also provides an opportunity to achieve long-term betterments in terms of improved landscaping and green open space, the implementation of a surface water drainage strategy, sustainable transport measures, and the provision of a high-quality of urban form and architectural design. Approved details will be subject to relevant controls in the form of appropriately worded planning conditions.
- 6.7 Accordingly, it is maintained that the proposed development is not EIA Development, such that an Environmental Statement need not be submitted. The proposals will however be fully considered in the context of a planning application.

APPENDIX ONE – SITE LOCATION PLAN





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