



Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

7th July 2022

Ref. SP22-1047

Dear Sir/Madam,

**Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 571/2017)
(‘The EIA Regulations’)
North Stoneham, Chestnut Avenue/Stoneham Lane, Eastleigh, SO50 9HT – Proposed Lidl
Foodstore – Request for Screening Opinion**

Lidl Great Britain Ltd (the ‘Applicant’) intends to submit a full planning application to deliver a new Lidl discount foodstore at North Stoneham, Chestnut Avenue/Stoneham Lane, Eastleigh (the ‘Site’). On behalf of the Applicant, we write to request an Environmental Impact Assessment (‘EIA’) Screening Opinion from Eastleigh Borough Council in accordance with Regulation 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ (as amended²³) (‘EIA Regulations’).

Environmental Impact Assessment (EIA)

In order to determine whether the proposed development is ‘EIA development’, regard must be had to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), referred to as the ‘EIA Regulations’. EIA development is defined by the EIA Regulations as development ‘likely to have significant effects on the environment by virtue of factors such as its nature, size or location’.

Where a relevant planning authority adopts a screening opinion, the authority must – (a) state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3; (b) if it is determined that the proposed development is not EIA development, state any features of the proposed development and measures envisaged to avoid, or prevent what otherwise have been, significant adverse effects on the environment and (c) send a copy of the opinion or direction to the person who proposes to carry out, or who has carried out, the development in question.

A relevant planning authority must adopt a screening opinion within (a) 3 weeks beginning with the date of receipt of a request being made; or (b) such longer period, not exceeding 90 days from the date on which the person making the request submits the information required as may be agreed in writing with the person making the request.

EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

Site Description

The site extends to an area approximately 0.64ha and comprises part of the c.85ha North Stoneham Park construction area which was granted outline planning permission in January 2016 (ref. O/15/76023) for 1,100 dwellings, a care home and new Local Centre as well as a primary school, pre-school, community building, offices, and public open space.

¹ Her Majesty’s Stationary Office (HMSO), 2017. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. May 2017.

² HMSO, 2018. The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2018. November 2018.

³ HMSO, 2020. The Town and Country Planning (Local Planning, Development Management Procedure, Listed Buildings etc.) (England) (Coronavirus) (Amendment) Regulations 2020. December 2020.

The application site itself is broadly square in dimension except at the south-eastern boundary which is arced and relates to a parcel of land that will form part of the new Local Centre.

The site is currently a vacant and cleared site which comprises a significant amount of bare earth with small stockpiles of waste construction materials. The site has recently been used as a construction compound to facilitate the construction of other adjacent buildings. To the north-eastern corner of the site lies some vegetation overgrowth, however it is noted that this is primarily bracken and there is no significant tree growth on site. Some localised surface ponding is present within the south of the site. The site is bounded by wooden hoarding with access via a lockable steel gate in the north-western corner.

The application site is positioned immediately to the south of the new primary school which was opened in September 2020. Beyond the primary school site to the north is the first phase residential development area, as consented under reserved matters R/17/79892, which is now built.

The eastern boundary of the site is formed by Stoneham Lane and the new roundabout, on the opposite side of which is located the Concorde Club and residential properties, beyond which is the Lakeside Country Park.

Immediately to the south of the site is a new access road 'Highwood Avenue', beyond which is the 'Stoneham Gate' commercial office campus.

Directly opposite the site to the west lies a recently constructed retirement living block (Building B) and to the rear of Building B a new community centre (Building D) as consented under reserved matters RM/18/84537.

The site, in its context, is shown in the aerial image below:



Figure 1: Red Line boundary of site

The site is not located within a 'sensitive area' (as defined in Part 1 of the EIA Regulations) (i.e., a Site of Special Scientific Interest, National Park, Area of Outstanding Natural Beauty, World Heritage Site, Scheduled Monument or European Site) and is not subject to any statutory or non-statutory designations for nature conservation. The site is not within a Conservation Area, however within the immediate area to the south lies the Grade II Listed Old Rectory and the Entrance Gateway to the Old Rectory, and to the south-east the Grade II* Listed Church of St Nicolas. An existing tree lies to the north-west corner of the site which is covered by a Tree Preservation Order (TPO No: 55-H).

The Site is at a low risk of fluvial flooding, situated entirely within Flood Zone 1 where land is assessed as having a low (<0.1%) annual probability of river or sea flooding. The Site is predominantly located in a 'very low risk' area for surface water flooding, meaning that each year the area has a chance of flooding of less than 0.1%.

Planning History and Context

In January 2016, outline planning permission (ref. O/15/76023) was granted by Eastleigh Local Area Committee. It comprised 1,100 dwellings, a care home, new Local Centre including primary school, pre-school, community building, offices, and public open space.

The outline planning permission prescribed the following land uses 1,100 dwellings, 3,200m² care home, 1.3-hectare local centre site (to include indicative floor areas of 2,700m², Class B1 employment/1,700m² retail and other Class A2-5 uses)/450m² day nursery/1400m² school and 788m² community building. A sports hub building of up to 1,750m² was also proposed for land south of the M27.

In May 2017 planning permission (ref. R/17/79892) was awarded for the first phase of the new community. The first phase commenced onsite in Autumn 2017 and consisted of 560 homes in parcels 2A / 2B (part) and 3B / 4A, public open space in parcels 3C (part) and 1E, access road within parcel 1D / 1B, pumping station within parcel 4B associated landscaping, drainage, car parking, refuse storage and boundary treatments. The application site adjoined, yet excluded, the areas approved at outline stage for the new local centre, primary school, offices, and a landmark building to the south of the proposed new Avenue Park. The intention was that such areas would be subject to separate reserved matters submissions.

A Reserved Matters application (RM/18/84537) for appearance, landscaping, layout, and scale (pursuant to outline planning permission O/15/76023) of the Local Centre including the retail units, café, gymnasium, community centre, nursery, offices and 26 age restricted flats was approved on 14th March 2019.

The application site for the proposed Lidl relates to the parcel of land that was intended to be occupied by proposed Building A (see figure 1 below).

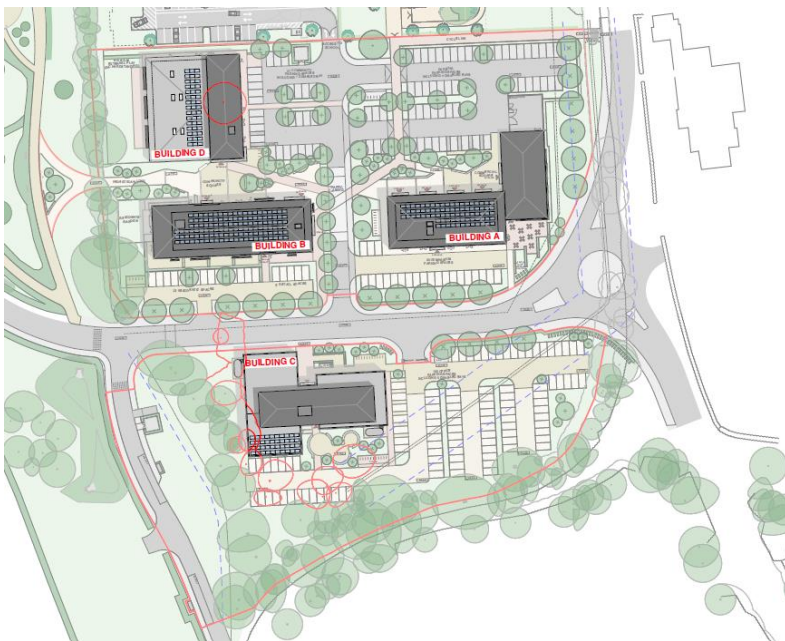


Figure 2: Extract taken from the approved Site Plan in support of Reserved Matters application ref: RM/18/84537

Building A is shown as an inverse L-shape. It was expected to comprise a 1.5 storey convenience store and café, new road junction and a row of 4 smaller retail units on the return with first floor gymnasium above. In total, the application consented the following: -

- 370m² commercial unit (e.g., a local supermarket at ground floor), with associated 'back-of-house' accommodation and service yard to the rear.
- 147m² ground floor café.
- 3 x Commercial Units at ground floor level (Unit 1, 122m², Unit 2, 85m² and Unit 3, 144m²)
- 640m² gymnasium at first floor level (a separate application for a NMA was made to vary Condition No. 41 of the outline planning permission).
- 56 car parking spaces for the commercial units and 22 car parking spaces for the gym.

The permission has partly been implemented with the approved Community Centre constructed and the retirement living units also on site. However, the main footprint of the local centre will now be anchored by the Lidl food store.

Description of Development

The Applicant is seeking full planning permission for the construction of a new discount foodstore ('the development'). The proposals are not yet fixed and are subject to ongoing design development. However, the Development is likely to comprise:

- A single storey rectangular shaped retail warehouse to be positioned to the north of the site;
- Up to 2,000m² GIA of Class E floorspace (including c.1,200m² GIA of sales area);
- Slight relocation of the positioning of the previously approved access/egress from/to Whieldon Way off Highwood Avenue;
- Up to 88 customer car parking spaces to the south of the site (to the front of the warehouse) comprising 73 standard spaces, 5 disabled, 8 parent and toddler space and 2 EVC spaces.
- Retention of the cycle link to the rear of the site;
- Provision of cycle storage; and
- Associated landscaping.

EIA Context

The process of identifying whether, or not, EIA is required for a development is known as screening. In determining whether the proposed development constitutes EIA development, consideration should be given to the following:

- If the proposed development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;

- Is it located within a sensitive area;
- Whether it meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
- Would it lead to likely significant effects on the environment.

Schedule 1

EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects to which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2

Smaller projects fall into Schedule 2 of the Regulations. If the development proposed is of a type listed in Column 1 of the Schedule 2 then it must be screened for EIA if it meets any of the relevant thresholds, or criteria, in Column 2 of Schedule 2 and/or if the location of the development is in a sensitive area, as defined in the regulations.

Sensitive Areas are defined in the EIA Regulations as:

- Sites of Special Scientific Interest and European Sites (SSSIs);
- National Parks, the Broads, and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and Scheduled Monuments.

The site is not within a sensitive area as defined above. The nearest SSSI is River Itchen SSSI more than 1.6km to the south-east of the site.

Given the nature of the development, it is considered that the development falls within Column 1 of Schedule 2 under '*10(b) Urban development projects including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas*'.

The criteria and threshold for 10 (b) in Column 2 of Schedule 2 is '*(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 development exceeds 5 hectares.*'

The Department for Communities and Local Government Planning Practice Guidance sets out the following indicative criteria and threshold: '*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 m² of new commercial floorspace; or*
- (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).'*

The Guidance states that the key issues to consider for these developments are expected to relate to the physical scale of such developments, potential increase in traffic, emissions, and noise. Schedule 2 developments do not necessarily require EIA.

The applicable screening threshold for the development, which in this case relates to a non-residential urban development of over 1 hectare, is not exceeded at 0.64 hectares.

Schedule 3 of the Regulations sets out the criteria used to assess whether a Schedule 2 development is likely to have a significant environmental impact and thus require an EIA. The criterium outlines that, in assessing Schedule 2 development, the characteristics of development; location of development; and the types and characteristics of the potential impact should be considered. Despite the fact that the proposed development does not exceed the 1ha threshold for EIA developments, the criterium is assessed below for completeness.

Given the scale of the wider site proposal at outline stage, the application was originally supported by an Environment Statement. Additionally, it is not considered that there has been a significant change in circumstances sufficient to require this application to be supported by a further Environmental Statement.

Schedule 3

SCHEDULE 3

SELECTION CRITERIA FOR SCREENING SCHEDULE 2 DEVELOPMENT

Characteristics of development

1. The characteristics of development must be considered with particular regard to — (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; (g) the risks to human health (for example, due to water contamination or air pollution).

Location of development

2. —(1) The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to— (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; (c) the absorption capacity of the natural environment, paying particular attention to the following areas— (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.

Types and characteristics of the potential impact

3. The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—

(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; (h) the possibility of effectively reducing the impact.

EIA Screening Analysis

The table below sets out a review of the above requirements and specifically addresses the proposed development at the site. The screening criteria in the table below originate from Schedule 3 above. The questions below each of these expand on these criteria by asking concise questions, many of which are from the Screening Checklist published by the Planning Inspectorate to help ensure that an Authority giving development consent for a project makes its decisions knowing the likely effects on the environment.

Table 1: Screening Checklist vs the Proposed Development

Question	Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer and, if applicable and/or known, include name of feature and proximity to site. If answer is 'No', the likelihood of a significant effect is 'N/A'.		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 .	
1. Natural Resources				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	There will be only a slight change in the proposed use of the land with the construction of a food store. The scheme proposes a marginal increase in floorspace to what was previously consented as part of the Local Centre The general physical topography within the site will not change significantly.	No	There will be a slight impact on the landscape, but it will be localised in nature. Planning permission has already been awarded for a development of a similar form at this location.
1.2 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g., forestry, agriculture, water/coastal, fisheries, minerals?	No		N/A	
1.3 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 aim is to achieve beneficial reuse of any soil excavated in the construction phase through its use in landscaping works. During operation the retail warehouse would incorporate passive design and energy efficient measures. Energy efficiency measures will take advantaged of both passive design strategies and incorporation of 'active' design strategies.	No	The amount of material or energy needed for the construction and operation of the food store is not significant in nature.

Question	Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer and, if applicable and/or known, include name of feature and proximity to site. If answer is 'No', the likelihood of a significant effect is 'N/A'.		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.	
2. Waste				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Solid waste is likely to be produced during construction (such as packaging, waste from site workers' facilities). During operation, wastes would be those associated with the maintenance and management of the store and customer waste.	No	Wastes would be managed in line with standard good practice through both the construction and operation and the sustainable re-use of this form a key part of the applicant's business model. This is not unusual and will not, in any way, give rise to significant effects.
3. Pollution and Nuisances				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Emissions associated with traffic generated by the development.	No	Small amount of vehicle exhaust pollutants during construction and operation unlikely to result in significant effects on air quality. An Air Quality Technical Note has been prepared which shows that during the construction phase of the development, the key pollutant is dust. However, the residual effects are not significant and comply with IAQM Guidance. Once operations, based on the predicated net change in traffic flows, the development is expected to have a 'negligible' impact on pollutant concentrations when compared to the previously consented and extant development.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Noise and disturbance including light pollution would be associated with the construction phase, plus noise from plant and machinery vehicles and general noise and disturbance and lighting from the on-going operation of the food store.	No	Noise and light disturbance likely during construction but is temporary in nature and unlikely to result in a significant impact. It could also be controlled by way of a construction management plan etc.
3.3 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?	No	Based on the limited previous development of the site, potential on-site sources of contamination are considered limited. No risk of contamination post development.	No.	
3.4 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	None that we are aware of.	N/A	
4. Population and Human Health				
4.1 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	Health and safety during construction covered by other legislation.	No.	

Question	Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer and, if applicable and/or known, include name of feature and proximity to site. If answer is 'No', the likelihood of a significant effect is 'N/A'.		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold .	
4.2 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).	No	A Geo-environmental ground Investigation has been carried out at the site. The follow-up Geo-Environmental Investigation Report (prepared by Obsidian Geo-consulting) confirms that none of the recorded concentrations for Metals, Cyanide, Phenol, PAHs, TPH, BTEX, MTBE, pesticides or herbicides exceeded their respective screening values. The report identified some presence of asbestos which appears to have been imported when the site has been used as a site compound for the adjacent development but likely to be low risk. Potential for very low risk in respect to ground gases. The site is within an intermediate probability Radon area; however no Radon protective measures are required for the site. The construction of the project would implement standard good practice to reduce dust, noise, and air pollution.	No	Risks of contamination during construction and operation of the development itself would be controlled through standard good practice, such as cleaning and washing boots, vehicle wheels and other equipment at site entry and exit points to prevent the spread of mud and covering or dampening of spoil to prevent the spread of dust. Further sampling of the Made Ground across the site with asbestos screening will be undertaken as well as gas monitoring during a low atmospheric pressure event, to assess the worst-case gas generation scenario whilst informing a suitable site remediate strategy etc.
5. Water Resources				
5.1 Area 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?	No	Monks Brook runs to the east of site, trending north to south, as well as various associated drains/small tributaries. The site is not within an area which has a designated risk of flooding from rivers and surface water.	No	N/A
6. Biodiversity (Species and Habitats)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated/non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g., wetlands, watercourses or other water-bodies, the coastal zone, mountains, forest or woodlands, undesignated nature reserved or parks. (Where designed indicate level of designation (international, national, regional, or local)).	No	The closest SSSI is River Itchen SSSI which is 1.6km to the south-east of the site. Two Sites of Importance for Nature Conservation (SINC) are present within 350m of the site.	No	Due to the distances between the designated sites and the site, the proposed development is not likely to result in significant effects to these designations.

Question	Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer and, if applicable and/or known, include name of feature and proximity to site. If answer is 'No', the likelihood of a significant effect is 'N/A'.		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 .	
6.2 Could any protected, important, or sensitive species of flora or fauna which use areas on or around the site e.g., for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	No	An Ecological Appraisal has been undertaken for the site which deems it to be of low ecological value – predominately comprising hardstanding etc. Recommendations have been made to protect any populations of nesting birds. Enhancements have also been proposed to ensure the site can deliver biodiversity gains.	No.	
7. Landscape and Visual				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated/non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project ¹ Where designated indicate level of designation (international, national, regional or local).	No	No formal landscape designations.	No.	
7.2 Is the project in a location where it is likely to be highly visible to many people? (if so, from where, what direction and what distance).	No	The site would be visible to immediate road users from Stoneham Lane and Highwood Avenue, new surrounding residential and commercial development associated with the outline consent and relevant reserved matters, and other nearby existing properties but the development itself would not be visible from wider views.	No.	Impacts will be localised in nature.
8. Cultural Heritage and Archaeology				
8.1 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).	No	A Heritage Appraisal has been produced which confirms the site does not contain any built heritage assets. Nor does it contribute to the significance of designated heritage assets or changes the assets immediate surroundings. The wider area has undergone considerable change with the proposals having no impact on the significance of any heritage assets.	No	
9. Transport and Access				
9.1 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	No	All main access routes to/from the site have already been constructed under the outline and	No	

Question	Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer and, if applicable and/or known, include name of feature and proximity to site. If answer is 'No', the likelihood of a significant effect is 'N/A'.		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 .	
affected by the project?		relevant reserved matters consents. There may be some short-term disruption for users of Stoneham Lane during construction for access to Lakeside Country Park.		
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	There are no outstanding highway safety issues on the surrounding local highway network which the proposed development is expected to exacerbate and nor does the development introduce any new access arrangements to the main highway network. The proposed foodstore in effect replaces part of the currently consented local centre. Planning permission has previously been granted for a range of uses at this location including convenience store, retail units, café and a gym. The site is accessible via sustainable modes of transport and no existing highway safety patterns, or concerns have been highlighted which could indicate any inherent highway design problems affecting highway safety in the vicinity of the application site. The application proposals are not predicted to have a significant material impact on the operation or safety of the local highway network, compared to that already assessed and considered as part of the consented development.	No.	
10. Land Use				
10.1 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.	No	On the opposite side of Stoneham Lane to the east of the site is the Concorde Club (entertainment venue, restaurant, bar, and hotel) and residential properties. Neighbour amenity has already been established under the outline and relevant reserved matters consent. The scheme proposes only a marginal increase in floorspace.	No	Impact will be localised and not significant.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes	The site form part of a wider mixed-use consent.	No.	How the food store fits with the overall allocation will be dealt with as part of the future planning application.

Question	Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
	Briefly explain answer and, if applicable and/or known, include name of feature and proximity to site. If answer is 'No', the likelihood of a significant effect is 'N/A'.		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.	
11. Land Stability and Climate				
11.1 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		N/A	
12. Cumulative Effects				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	No known additional existing or approved development (i.e., beyond that already considered under the outline and relevant reserved matters approval on the wider site) which would result in cumulative adverse impacts on the same receptors as this development.	N/A	
13. Transboundary Effects				
13.1 Is the project likely to lead to transboundary effects?	No		N/A	

Conclusion

The development does not exceed the minimum threshold to be deemed an EIA development, as such it is not considered that an EIA is required.

Moreover, the need for an EIA is judged against 'significant environmental effects' occurring as a result of development. The screening assessment has identified that it would be possible to avoid or mitigate negative impacts through tried and tested methods and good practice.

The site is a cleared and vacant site which benefits from two extant permissions forming part of a new Local Centre on the wider North Stoneham Park development site. Whilst the principal of a new Local Centre has not changed, the proposal for this parcel of land is now for a discount retail store with associated parking and landscaping. It is considered that the development will not have any significant effects on the application site or its immediate surroundings, nor do the characteristics and location of development indicate that the development is likely to give rise to significant environment effects. In these terms, an EIA should not be required for the development.

Additionally, it is not considered that there has been a significant change in circumstances sufficient to require the application to be supported by a further Environmental Statement to that which supported the original outline consent.



The formal opinion of the authority is sought, and we look forward to hearing from you within the statutory period. Should you require any further clarification or information, please do not hesitate to contact me.

Yours sincerely,



Alastair Thornton

Director

Enc.