

ALASTAIR THORNTON
SIMPLY PLANNING
VICTORIA HOUSE
114-116 COLMORE ROW
BIRMINGHAM
B3 3BD

Application	V/22/93404
Please ask for	Dawn Errington
Direct dial	023 8068 8260
Working hours	Mon-Thurs
Email	dawn.errington@eastleigh.gov.uk

By email only

23 August 2022

Dear Sir

Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Part 2, Regulation 6

Application No: V/22/93404
Description: Request for EIA screening opinion reference proposed new supermarket
Site: North Stoneham Park, Chestnut Avenue / Stoneham Lane, EASTLEIGH, SO50 9HT

Applicant: Lidl

Date Submitted: 7 July 2022

Site Description

The 0.64ha site for the proposed retail development is within the North Stoneham Park strategic site for which planning permission ref O/15/76023 was granted in January 2016 for 1100 dwellings, a care home and local centre (comprising employment, retail, day nursery, primary school, community building and other uses). This was assessed as EIA development and local centre was sited at its southern end. The part of the local centre site within which the proposed supermarket is proposed is currently vacant, whereas the adjoining primary school, two-storey community building and 3-storey retirement flats have been completed and are in use. To the east of the site is Stoneham Lane and the Concorde Club, an entertainment venue with hotel accommodation to the rear. To the immediate south of the North Stoneham Park site lie the Grade II Listed Old Rectory and Entrance Gateway to the Old Rectory, and to the south-east is the Grade II* Listed Church of St Nicolas.

Proposed Development

The proposals would comprise:

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- A single storey retail warehouse on the northern edge of the vacant site
- Up to 2,000sqm GIA Class E floorspace (including c 1200 sqm GIA sales area)
- Up to 88 customer car parking spaces
- Cycle link and cycle storage
- Landscaping
- Vehicular access from Whielden Way

Is an Environmental Impact Assessment Required?

The Local Planning Authority are of the opinion that an Environmental Impact Assessment is **not required** for this development

Screening Assessment

The EIA Regulations (the Regulations), in conjunction with the Planning Practice Guidance (PPG) on Environmental Impact Assessment (EIA) set out the legal framework in relation to EIA. The EIA Regulations contain two development schedules (Schedule 1 development and Schedule 2 development). Schedule 1 contains a list of development where EIA is mandatory. Schedule 2 contains a list of development types and development thresholds where the requirement for EIA should be considered.

The Local Planning Authority must screen planning applications for development of a description contained within Column 1 of Schedule 2 which is within a sensitive area or meets or exceeds the relevant thresholds contained in Column 2, to determine whether it is likely to have significant effects on the environment when having regard to the selection criteria which are contained within Schedule 3 of the Regulations.

Schedule 1 Development

An Environmental Statement is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as power stations, airports etc.

The development is not of a type listed in Schedule 1 of the Regulations.

Schedule 2 Development

Schedule 2 development means development, other than exempt development, of a description mentioned in column 1 of the table in Schedule 2 where:

- (a) any part of that development is to be carried out in a sensitive area; or

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- (b) the applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development.

Is the development Schedule 2 development?

The development proposed is of a type listed in column 1 of the table of Schedule 2 (Category 10(b), urban development projects). As noted above, it is necessary to therefore consider the location of the development (i.e. whether it is located within a sensitive area) and whether it meets any of the relevant thresholds listed within the corresponding part of column 2.

Sensitive areas

As set out in Paragraph 032 of the PPG, the more environmentally sensitive the location, the more likely it is that the effects on the environment will be significant and will require an EIA. Certain designated sites are defined in regulation 2(1) as sensitive areas and the thresholds and criteria in the second column of the table in Schedule 2 are not applied. All development in, or partly in, such areas should be screened. These are:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and scheduled monuments.

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. In considering the sensitivity of a particular location, regard should also be had to whether any nationally or internationally agreed environmental standards are already being approached or exceeded.

Thresholds

The proposed development site is not located in a sensitive area and therefore the thresholds set out in column 2 of the table in Schedule 2 for category 10(b) developments should be applied. The thresholds for “urban development projects” are:

- The development includes more than 1 hectare of urban development which is not dwellinghouse development; or,
- The development includes more than 150 dwellings; or
- The overall area of the development exceeds 5 hectares.

The development proposal includes the provision of up to 2000 sqm gross retail floorspace on a site which is within the urban edge on the Eastleigh Borough Local Plan 2022. The development site is less than 1 hectare in size (0.64ha). The Schedule 2 guidance thresholds are not therefore exceeded.

Schedule 3: Selection Criteria for Screening Schedule 2 Developments

Schedule 3 includes three broad categories for consideration which comprise of: the characteristics of the development; the environmental sensitivity of the location; and, the types and characteristics of the potential impacts, which includes such matters as: the magnitude and spatial extent of the impact; the nature of the impact; the probability and complexity of the impact; the onset, duration, frequency and reversibility of the impact; and, the possibility of effectively reducing the impact. The relevant matters to the particular development proposed are considered below.

1 Characteristics of development

- a) *Size and design of the development* – a supermarket of the size proposed is not likely to result in significant environmental impacts post mitigation
- b) *Cumulation with other existing development and/or approved development* – although larger than the originally approved retail use for the site and relating to a wider scheme for North Stoneham Park, which itself constituted EIA development, the scale and impacts of the supermarket proposed would not cumulatively be likely to result in further significant impacts post mitigation.

Other recent permissions which post-date the 2016 permission for the strategic site include:

- i) F/17/81167 – Stage 4 North Stoneham Park – 18 dwellings (implemented)
- ii) F/19/87086 – Stage 3 North Stoneham Park – 65 dwellings (implemented)
- iii) F/19/86946 – Continuing Care Retirement Community, Land at Park Farm North Stoneham Park (not implemented)
- iv) 19/02630/FULLS – Old Mansion Site, North Stoneham Park (Test Valley)- 63 dwellings (not implemented)
- v) F/20/88820 – Land east of Stoneham Lane – creation of wetlands (not implemented)

Traffic and transport impacts - the proposed development would result in a permanent increase in the number of vehicles travelling on the local road network and redistribute existing traffic flows. The proportionate environmental

impact of the proposed development is however considered unlikely to be significant, although it could have a negative effect without appropriate mitigation, including that for sustainable transport. Such mitigation would be likely to be in the form of a planning obligation agreed with the Highway Authority and secured via a Section 106 Agreement. Whilst there may be impacts on the highway it is not considered that the extent of these, either alone or in combination with other permitted development, would amount to significant effects on the environment. The proposed development would also result in additional traffic during the construction phase, which includes heavy goods vehicles. This impact will, however, be temporary in nature and is considered to be typical of a development of this type. It is not considered therefore that it will have significant effects on the environment if appropriately managed through a CEMP.

- c) *Use of natural resources* - The development would permanently change the use of the land from undeveloped space to urban development, in the form of a supermarket and associated infrastructure. It is not, however, considered that this would result in significant effects on the environment such as to warrant an Environmental Assessment. Once operational, the development will require the use of certain resources including energy and water. Similar resources will also be required to be utilised during the construction phase. These will not, however, be significant in scale and will not exceed the expected levels for a typical urban development project of this nature.

The site is located in a minerals safeguarding area for sand and gravel. However, it is not considered that the size of the site and amount of sand and gravel removed is likely to have the potential for significant effects on the environment.

- d) *Production of waste* - the production of waste which would result from the construction phase would be typical for an urban development project of the nature proposed with waste levels not being considered to be significant. The provisions for the storage, collection, and disposal of rubbish from the development during the construction phase can be managed through a Construction Management Plan. It is not considered that the waste arising from the operational phase of the development would be significant and this would be in line with that which would be expected to result from a normal residential use of this scale
- e) *Pollution and nuisance* - the site is located near the Monks Brook which flows into the River Itchen and the Solent, however, with appropriate controls the risk of pollution is not significant. Similarly, on site nuisances can be controlled

with this type of development such that it is not considered that polluting environmental effects will be significant.

- f) *Risk of major accidents and/or disasters*- the anticipated risk of accidents occurring is considered to be low if appropriately managed. The construction and operational phases of the development do not involve the use of high risk substances or technologies. There is also not considered to be a significant risk of accidents occurring as a result of the proposed end use, including those related to transport, although this would be subject to design and layout considerations. The construction phase would be managed by the developer in accordance with the relevant Health and Safety Regulations and other associated statutory provisions.
- g) *Risk to human health – Contamination or air pollution*- the site has a low risk of land contamination associated with its former uses. There is some risk that contamination could be mobilised during construction which could have adverse effects, including the potential risk to human health. It is not, however, considered that this circumstance is exceptional or of such significance as to require an EIA and this matter can be appropriately managed through site investigation, risk assessment and management, remediation, verification, and subsequent monitoring.

Noise- the development is anticipated to result in an increase in noise levels during the construction and operational phases. The construction impacts are not anticipated to be unusual for a development of this type and the temporary noise emissions arising from site preparation and construction activities can be controlled through the use of a Construction Management Plan, incorporating a range of measures including the appropriate locating of plant and on-site facilities, lorry routing and the controlling of construction and delivery hours to minimise the impact upon sensitive receptors, which include the adjoining primary school, day nursery and residential accommodation for the elderly. During the operational phase, the development would result in an increase in noise levels relative to the existing situation on site with this arising from additional traffic movements, deliveries, plant and other associated activities. Such impacts are likely to require specific mitigation and controls on hours and with these mitigations, and based on the limited information currently available, are not currently anticipated to result in significant effects on the environment.

Air Quality - the proposed development is located to the south of Eastleigh, with the nearest AQMA in Southampton Road, approximately 1.5km to the north east. It is not likely significant traffic, including construction traffic, will route via Southampton Road. During the construction phase, the proposed development would introduce new emission sources in the form of construction

traffic and construction plant. During the operational phase, the development will introduce additional vehicles on the local road network and redistribute existing traffic flows. Changes in traffic flows can have an impact on emissions to air and, subsequently, ambient air quality. However, the air quality impacts from the development are not anticipated to result in significant effects on the environment.

2 The Location of the Development

a) The environmental sensitivity of the location

Ecology

The site is close to the Monks Brook and other streams which are tributaries of the River Itchen which flows into the Solent and Southampton Water SPA. The development site is sensitive in that respect. Whilst there is the potential for impacts on ecological receptors these are not considered to rise to the level of significant effects on the environment.

Flood Risk

The Environment Agency's Flood Zone Mapping shows that the site lies within Flood Zone 1 which comprises of land assessed as having a less than 1 in 1,000 annual probability of fluvial or tidal flooding in any given year and it is not considered that there is likely to be significant effects in relation to flood risk. Flood risk and surface water drainage would need to be fully addressed and in accordance with Eastleigh Borough Local Plan 2022 policy.

b) Existing and approved land use

As detailed above, the location of the site is within an approved strategic development site for which planning permission for a local centre, including retail use, has been granted. It is not within a densely populated area.

c) Heritage Impacts

There are no listed buildings, scheduled ancient monuments or other designated above ground heritage assets within the curtilage of the development site. There are 3 listed buildings to the south of the site. While close to the development site, these buildings are separated from the development site by roads and trees and it is unlikely that there would be any negative impact of the setting of these listed buildings. The land also does not fall within a Conservation Area.

3. Types and characteristics of the potential impact

- a) Magnitude and spatial extent of the impact – as detailed above, the potential types and spatial extent of the likely impacts are not significant in EIA terms
- b) Nature of the impact – as detailed in 1 above
- c) Transboundary nature of the impact – none likely
- d) Intensity and complexity of the impact – the impacts are not complex in EIA terms as detailed in 1 above
- e) Probability of the impact – the impacts detailed in 1 above are likely to occur
- f) Expected onset, duration, frequency and reversibility of the impact – the impacts detailed in 1 above are likely to be either temporary during the construction period or permanent during the implementation phase and subject to controls regarding their times of day/night.
- g) Cumulation of the impact of other existing and/or approved development – as considered in 1 above. There are other major development permitted in the locality which have been considered in combination with the development proposed.
- h) Possibility of effectively reducing the impact – as indicated above, impacts can be reduced through planning obligations and conditions.

Conclusion

The development has been screened against the relevant provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and the Planning Practice Guidance. This screening assessment has considered whether the proposed development is likely to give rise to significant effects on the Environment.

The development is not Schedule 1 development but falls under Schedule 2 of the EIA Regulations although the proposals do not exceed the defined thresholds for urban development projects of this nature. Subject to mitigation, the development would not be likely to 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. The site is not located in a sensitive area as defined by the EIA Regulations and it is considered that the potential for significant effects on the environment is low. Mitigation measures, which are typical for a development of this type and nature in close proximity to sensitive uses, would be necessary and these are able to be appropriately provided and controlled through the planning application process, including though the use of planning conditions and obligations.

Accordingly, the screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development and, therefore, it is the opinion of Eastleigh Borough Council as the Local Planning Authority that the proposed development does not constitute EIA development as defined by the Regulations.

A handwritten signature in black ink, appearing to read "A Grandfield".

Andy Grandfield
Executive Head for Planning and Economy