

CHRISTOPHER ROBERTS  
BOYER PLANNING  
CROWTHORNE HOUSE  
NINE MILE RIDE  
CROWTHORNE  
WOKINGHAM  
RG40 3GZ

Application F/22/93194  
Please ask for Liz Harrison  
Direct dial 023 8068 8284  
Working hours  
Email [liz.harrison@eastleigh.gov.uk](mailto:liz.harrison@eastleigh.gov.uk)

Tuesday 4 October 2022

Dear Sir/Madam

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

**Application No:** F/22/93194

**Description:** Full planning application for the erection of 185 dwellings, 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 associated tree planting, landscaping, SuDS and biodiversity enhancements.

**Site:** THE AGEAS BOWL, MARSHALL DRIVE, WEST END, SOUTHAMPTON, SO30 3XH

**Applicant:** Land & Development Advisory Ltd and RB Sports & Leisure Holdings Ltd

|                                     |         |                                                                |         |
|-------------------------------------|---------|----------------------------------------------------------------|---------|
| <b>Date Application Registered:</b> | 12.9.22 | <b>Extension of time agreed for issuing Screening Opinion:</b> | 4.10.22 |
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**Site Description**

The site measures approximately 25.3 hectares in size and is located in West End to the south of Botley Road, the north-east of Telegraph Woods and the west of the M27. The north-western part of the site is located within the urban edge as defined

by the Eastleigh Local Plan 2016-2036, with the south-eastern part of the site being located within Countryside and Settlement Gap.

The site generally slopes from west to east, but with a variety of changes to the topography within the site related to the built form of the stadium and associated facilities. In terms of the surrounding area the site is bordered by residential development along Botley Road to the north; and the Holiday Inn Express hotel, David Lloyd gym and tennis centre, the Pitter Commercial vehicle dealership and further residential development on Telegraph Road to the north-west. A public right of way runs to the south and east of the stadium, connecting Telegraph Woods with Botley Road.

The site comprises the Ageas Bowl complex consisting of the cricket stadium and associated facilities, the Hilton hotel, the Hampshire Well-Being Centre, part of the Boundary Lakes golf course and the parking associated with the various facilities. The remainder of the Boundary Lakes golf course lies to the south of the site.

### **Proposed Development**

The proposals would comprise the following elements:

- 185 dwellings
- 71-bedroom care home (Use Class C2)
- 142-bedroom hotel (Use Class C1)
- Well-being centre (Use Class E / F2)
- New pavilion building and improvements to existing stadium
- New vehicular access
- Car parking, pedestrian circulation and processional ramp
- Associated tree planting, landscaping, sustainable drainage and biodiversity enhancements

### **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
- (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.

While the site adjoins a designated Site of Importance for Nature Conservation (Telegraph Woods) it is not considered that the proposed development site is 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.

### *Thresholds*

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 185 dwellings, a 71-bed care home, a 142-bedroom hotel, a well-being centre and a new pavilion building and other improvements to the existing stadium on a site that is approximately 25.3 hectares in size, thereby exceeding these thresholds. The development is, therefore, Schedule 2 development and it is necessary to consider whether the proposal is likely to have significant effects on the environment taking account of the relevant selection criteria in Schedule 3 of the EIA Regulations.

The PPG states that only a very small proportion of Schedule 2 development will require an EIA and gives indicative screening thresholds of the type of development for which an EIA is unlikely to be necessary. For “urban development projects” it states that EIA is unlikely to be necessary 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 markedly different nature or there is a high level of contamination. For sites which have not previously been intensively developed it gives a suggested threshold of 5ha; more than 10,000sq.m of new commercial floorspace; or development that would have significant urbanising effects in a previously non-urbanised area (e.g. new development of more than 1,000 dwellings).

The proposed number of residential units and the care home are well below the broad indicative thresholds given by the PPG for residential development, with the area of commercial floorspace (for the hotel, well-being centre, pavilion and shop) falling just below the threshold indicated for commercial development.

### **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* – the application site is approximately 25.3 hectares in size with the proposed development consisting of a number of different elements. The improvements and additions to the stadium are relatively small-scale in comparison to the existing stadium facilities and will not significantly increase the overall scale and size of the stadium, although the pedestrian ramp is specifically designed to have a visual impact as an entrance feature. The 185 residential dwellings and well-being centre are proposed on an extensive area of hardstanding used for parking and the surrounding grass banked areas. They would increase the extent of development on a part of the site that whilst in use, currently contains no built development. The hotel would bring the built-form closer to Botley Road and build on the edge of the existing golf course, adjacent to the car park. Similarly the new car park accessed off Botley Road would be on part of the existing golf course. The care home proposed to the south-west of the stadium would introduce new 3 storey development in this part of the site adjacent to the SINC.

With the exception of the majority of the new car park the proposals are within the urban edge, where local plan policy WE4 supports new high quality development (subject to certain criteria). Whilst the detailed proposals are still under consideration, including the visual impact of the proposals, and could be found to have some detrimental impact, in general terms, for the basis of an EIA screening opinion, it is considered that the proposed development is not of a size and design that would be likely to have significant effects on the environment such as to warrant the need for an EIA to be undertaken.

- b) *Cumulation with other existing development and/or approved development* – as outlined above the proposed works are located in or around the existing stadium and would significantly increase the extent of built development in the immediate surroundings. In addition there is new residential development under construction to the north of Botley Road. However, again for the purposes of an EIA screening opinion, it is considered that the cumulative impact is not likely to have significant effects on the environment such as to warrant the need for an EIA to be undertaken.
- c) *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 could affect existing traffic flows. Comments from Hampshire County Council, as the local highway authority, and National Highways have not yet been received, but it is considered that the transport impacts are likely to have a negative effect without appropriate mitigation. Such mitigation would

be likely to be in the form of a S106 planning obligation agreed with the Highway Authority. 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, are such as to warrant the development being considered to be EIA development. A Transport Assessment has been submitted as part of the application and the impact of the proposals on the surrounding transport network will be fully considered.

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 Construction Environmental Management Plan.

- d) *Use of natural resources* - The development would permanently change the use of the land, will involve changes to the topography of the site and the use of construction materials. It is not, however, considered that this would result in significant effects on the environment such as to warrant an EIA. 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.

Part of the site is located in a Minerals Safeguarding Area, however, it is not considered that the size of the site and amount of any minerals that could be removed is likely to have the potential for significant effects on the environment.

- e) *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 Environmental 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 developments of the type and size proposed.
- f) *Pollution and nuisance* – the Telegraph Brook runs through the site, culverted underneath the north-west section of the site. Telegraph Brook ultimately flows into the River Hamble and then into the Solent Maritime Special Area of Conservation (SAC) and the Solent & Southampton Water Special Protection Area (SPA) and Ramsar Site. However, it should be possible to secure an appropriately designed sustainable drainage systems such that the risk of pollution and flooding is not significant.

It will also be necessary for the scheme to ensure nutrient neutrality to ensure no adverse impact on the water quality of the Solent Maritime SAC and the Solent & Southampton Water SPA. As it should be possible to secure appropriate mitigation, either on or off-site, via planning condition or S106 planning obligation the risk of pollution is not considered to be significant.

Pollution arising from the resultant increase in traffic generation will need to be carefully considered with regard to the impact on the environment and human health. However it is considered that mitigation could be secured through design, planning condition or S106 planning obligation such that the impact would not be significant enough to warrant an EIA being undertaken. An Air Quality Assessment has been submitted and will be fully considered as part of the determination of the planning application.

- g) *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 uses, 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 a Construction Environmental Management Plan and the relevant Health and Safety Regulations and other associated statutory provisions.
- h) *Risk to human health* – there are likely to be large areas of made ground within the site so further investigations into possible contaminated land will be required. 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, as controlled by planning condition.

Pollution arising from the resultant increase in traffic generation will need to be carefully considered as will the impact of noise from the stadium on future occupiers, but mitigation could be secured through design, planning condition or S106 planning obligation such that the impact would not significant enough to warrant an EIA being undertaken. An Air Quality Assessment and Noise Impact Assessment have been submitted and will be fully considered as part of the determination of the planning application.

- i) *Noise and disturbance* - 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 or vibrations arising from site preparation and construction activities can be controlled through the use of a Construction Environmental Management Plan, incorporating a range of measures including the appropriate locating of plant and on-site facilities, details of any piling, lorry routing and the controlling of construction and delivery hours to minimise the impact upon sensitive receptors. During the operational phase, the development would result in an increase in noise levels relative to the existing situation on site with this mainly arising from additional traffic movement and the re-siting of the parking on event days, but these are unlikely to result in significant effects on the environment such that an EIA would be required.

## **2 The Location of the Development**

### **a) The environmental sensitivity of the location:**

*Existing and approved land use* - as detailed above, the site forms part of the existing Ageas Bowl complex and the majority of the site is within the urban edge where local plan policy WE4 supports new high quality development. It is not within a densely populated area.

*Natural Resources* - as set out above it is not considered that the proposals would result in an excessive use of resources that would have a significant effect on the environment.

*Ecology* - the Telegraph Brook runs through the site ultimately flowing into the River Hamble and then into the Solent Maritime Special Area of Conservation (SAC) and the Solent & Southampton Water Special Protection Area (SPA) and Ramsar Site. In addition the site borders the Telegraph Woods Site of Importance for Nature Conservation (SINC) to the south-west. The development site is sensitive in that respect, but 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.

Similarly, in terms of nutrient neutrality it is considered that appropriate mitigation could be secured to ensure no significant impact on water quality of the River Hamble and Solent Complex.

*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 the Local Plan policies.

*Heritage Impacts* - there are no listed buildings, scheduled ancient monuments or other designated above ground heritage assets within the curtilage of the

development site and the site is not within a Conservation Area. There are two scheduled ancient monuments located within the adjoining Telegraph Woods, but it is unlikely that there would be a negative impact on their setting that would result in a significant environmental impact.

### **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 section 1 above.
- c) *Transboundary nature of the impact* – it is not considered that any are likely.
- d) *Intensity and complexity of the impact* – the impacts are not complex in EIA terms, as detailed in section 1 above.
- e) *Probability of the impact* – the impacts detailed in section 1 above are likely to occur.
- f) *Expected onset, duration, frequency and reversibility of the impact* – the impacts detailed in section 1 above are likely to be either temporary during the construction period or permanent during the implementation phase.
- g) *Cumulation of the impact of other existing and/or approved development* – as detailed in section 1 the proposed development would be located in or around the existing stadium and close to new residential development under construction to the north of Botley Road. However the in-combination effect is not considered to result in significant effects in EIA terms. In addition the support for further development on the Ageas Bowl site as set out in local plan policy WE4 was assessed for in-combination impacts as part of the local plan process.
- h) *Possibility of effectively reducing the impact* – as indicated above, impacts can be reduced through design, S016 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. The site is not located within a sensitive area as defined by the EIA Regulations but the proposals exceed the defined thresholds in Schedule 2 for urban development projects of this nature, thus requiring the proposals to be assessed

against the criteria for Schedule 3. For the reasons set out above it is considered that 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 that warrant an EIA being undertaken.

Mitigation measures, which are typical for a development of this type and nature, 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 S106 planning 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.

Yours faithfully

A handwritten signature in black ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield  
Executive Head for Planning and Economy