

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

1. CASE DETAILS			
Case Reference	F/23/94668	Brief description of the project / development	Construction of 4 general industrial buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works following site clearance and preparation.
Applicant	Mr Andy Phipps, Parsons Construction Ltd		
LPA	Eastleigh Borough Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)		N/A	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		10(a) Industrial Estate Development Project. Exceeds 0.5ha.	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No	
If YES, which area?		N/A	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		Development area exceeds 0.5ha.	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?			
If yes, is the SO/SD positive?			
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

Site History

The application follows three previous planning permissions for office development on the site. The first was part of a hybrid application for 34 dwellings and 4 office buildings in 2017 (ref. F/17/80640). The latter two permissions were revised schemes for the offices (ref. F/18/83954 and F/20/87889). Environmental impacts were assessed for all previous applications and mitigated via conditions and S106 agreement.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
	Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold .	
5. NATURAL RESOURCES				
5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Likely to be some minimal changes to the topography of the site, but not significant.	No	No significant topographical impacts expected.
5.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No		N/A	
5.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No		N/A	
6. WASTE				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Construction works would result in the creation of waste, which would need to be managed. Solid wastes may be created by industrial processes depending on the end use.	No	A Construction Environmental Management Plan would be secured for the construction phase, which would include measures for management of waste. For the end use, waste storage

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				provision would be provided and managed by relevant conditions if required.
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	The proposal is for a B2 industrial use and there is the potential for airborne pollution from the construction process and operation depending on the end users. The site is also adjacent to a former landfill (now closed and restored) but an Air Quality Assessment has been submitted, which concludes that there would not be a significant impact on future workers from nitrogen dioxide emissions.	No	Potential for pollution would be assessed through the application process and conditions could be imposed to ensure any pollution impacts are properly managed and mitigated, e.g. through a Construction Environmental Management Plan. Air quality impacts on future occupiers/workers would also be assessed through the application process and mitigation could be secured by condition.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	During construction process and during operation depending on the end users of the premises.	No	Effects during construction can be managed through a Construction Environmental Management Plan. The application is accompanied by relevant assessments including a Noise Assessment. In terms of operational impacts, these would be fully assessed during the application process and permission would not be granted until suitable mitigation had been agreed and secured by condition.
7.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	During construction and operation if not mitigated.	No	Subject to mitigation, the development would not have a significant likely effect. Mitigation would include a CEMP, drainage strategy and any necessary contaminated land mitigation to be considered and agreed through the application process.

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7.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No		No	
8. POPULATION AND HUMAN HEALTH				
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No		No	
8.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	Yes	If not mitigated.	No	Risks can be managed and mitigated through site specific measures to be agreed as part of the application process. This would include a CEMP to mitigate pollution from construction processes. Appropriate measures may also be agreed to mitigate specific impacts from operation, such as noise, which could be secured by condition.
9. WATER RESOURCES				
9.1 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?	Yes	Site is near to a tributary of the River Hamble, which feeds into the Solent and Dorset Coast SPA.	No	Impacts can be managed and mitigated through site specific measures to be agreed as part of the application process. This would include appropriate drainage systems to prevent pollution of protected waters.
10. BIODIVERSITY (SPECIES AND HABITATS)				
10.1 Are there any protected areas which are designated or classified for	Yes	Part of the site is a Site of Importance for Nature Conservation (SINC), although the plans	No	The scheme includes a buffer area between the development and the SINC and there is no

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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, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).		indicate that the built development would lie outside of the SINC. The site is also near to a tributary of the River Hamble which feeds into the Solent and Dorset Coast Special Protection Area.		proposed access into the SINC by users of the development. The application is accompanied by an Ecological Enhancement Plan for long term management of the SINC land and this will be considered by the Council's Ecologist. Any necessary mitigation, along with long term SINC management, could be secured by condition or S106 Agreement. With regard to the river, the drainage strategy would be considered through the application process and secured by condition to prevent pollution of the protected waters.
10.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	An Ecological Statement has been submitted which identifies potential habitat for protected species including bats and nesting birds within the site. There is also the potential to impact on habitats and species within the SINC.	No	The Ecology Statement outlines mitigation measures to prevent harm to protected species and these will be considered by the Council's Ecologist; agreed mitigation measures could be secured by condition. The Ecological Enhancement Plan will also be considered by the Council's Ecologist and long term management of the SINC could be secured by condition.
11. LANDSCAPE AND VISUAL				
11.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by	No		N/A	

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the project? ¹ Where designated indicate level of designation (international, national, regional or local).				
11.2 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	Site lies at the edge of the countryside, but there are no public rights of way close to the site and the only nearby residential properties are to the north-west. The site has also been subject to previous planning permissions for similar scales of development.	No	Landscape impacts would be assessed through the application process.
12. CULTURAL HERITAGE/ARCHAEOLOGY				
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	There is a listed farm complex some distance to the south of the site, and potential for archaeology was identified during a previous residential application. However, comments from the County Archaeologist on the previous application (ref. F/21/89759) confirmed that there was unlikely to be any archaeological potential on the site.	No	No effects likely having regard to the comments of the archaeologist on a previous scheme on the same site.
13. TRANSPORT AND ACCESS				
13.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No			

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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13.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	The development would result in further traffic on Knowle Lane, although the submitted Transport Assessment indicates that the level of traffic would be less than from the previously permitted office scheme.	No	Having regard to previous planning permissions, the proposed development is not likely to result in a significant impact on the transport network. The Transport Assessment will be reviewed by the Highway Authority and it is considered that if any impacts are identified these could be mitigated (e.g. through relevant contributions or access enhancements).
14. LAND USE				
14.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	Housing to north-west.	No	The application is supported by a Noise Impact Assessment and Air Quality Assessment, which suggests mitigation measures including a Noise Management Plan. Subject to agreement with relevant consultees, it is considered that impacts to nearby residents could be satisfactorily mitigated and would not be significant.
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
15. LAND STABILITY AND CLIMATE				
15.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No		N/A	

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16. CUMULATIVE EFFECTS		
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	N/A
17. TRANSBOUNDARY EFFECTS		
17.1 Is the project likely to lead to transboundary effects? ²	No	N/A

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The site lies within the urban edge and has been subject to previous planning permissions for office development. For these previous permissions, environmental impacts (including pollution and ecological impacts) were fully assessed during the application process and mitigated by way of conditions or legal agreement. The proposal is for an alternative industrial scheme, which will have some different impacts to an office scheme (e.g. different noise impacts, potential pollution), and the application includes reports that assess the impacts and suggest relevant mitigation. Subject to mitigation being secured by condition or legal agreement, it is not considered that the development would have significant effects on the environment.

19. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	Yes
Is an ES required?	No

20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	
<u>Not</u> likely to have significant effects on the environment	ES not required	ES not required.
More information is required to inform direction	Request further info	

21. REASON FOR SCREENING

The proposal is a Schedule 2 development and exceeds the relevant threshold and therefore required screening.

NAME	Rebecca Altman
DATE	10/03/2023