

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

1. CASE DETAILS			
Case Reference	F/22/93970	Brief description of the project / development	Change of use of land for the siting of 33no. touring caravans, motorhomes and tents including a small amenity block and the terracing of the site to accommodate roads, parking and pitches (where appropriate)
Applicant	J Mobey		
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?			12(c) Tourism & Leisure; Holiday villages and hotel complexes outside urban areas and associated development
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?			The area of the development exceeds 0.5 hectare (site area is 1.6hectares)
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?			N/A
If yes, is the SO/SD positive?			N/A
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			No

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

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	There would be topographical changes to allow for the creation of roads, and siting of caravans/ motorhomes/ tents	No	Subject to mitigations & conditions; To ensure that any imported materials are safeguarded Construction Environmental Management Plan (CEMP) to control construction
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?	Yes	Construction: the application site falls within a safeguarded area for minerals. Hampshire Minerals & Waste have been consulted Operation: water consumption/ users accessing site via vehicles	No	Subject to mitigations & conditions; To ensure that any imported materials are safeguarded Construction Environmental Management Plan (CEMP) to control construction Water consumption and mitigations to offset development Monetary mitigation to offset the impact of users upon protected areas
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?	Yes	The application site falls within a safeguarded area for minerals. Hampshire Minerals & Waste have been consulted	No	Subject to conditions: To ensure that any imported materials are safeguarded Construction Environmental Management Plan (CEMP) to control construction

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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 Operation: would result in waste, which would need to be managed	No Subject to conditions: Construction Environmental Management Plan (CEMP) to control construction A site management plan for the disposal of waste
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes There is potential for airborne pollution form the construction phase	No Subject to conditions: Construction Environmental Management Plan (CEMP) to control construction
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes During the construction and operational phase	No Subject to conditions: Construction Environmental Management Plan (CEMP) to control construction Lighting and energy controls
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 conditions: Construction Environmental Management Plan (CEMP) to control construction Water consumption and mitigations to offset development Monetary mitigation to offset the impact of users upon protected areas
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

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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 Subject to conditions: Construction Environmental Management Plan (CEMP) to control construction Appropriate measures may also be agreed to mitigate specific impacts from operation, 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 Operation: the water consumed on site will ultimately discharge to the European Solent Protected Complex	No Subject to conditions: Appropriate drainage systems to be agreed and controlled Water consumption and mitigations to offset development
10. BIODIVERSITY (SPECIES AND HABITATS)		
10.1 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	Yes The site falls within the Solent & Southampton Water Special Protection Area, as well as the resultant water discharge ending in the European Solent Protected Complex	No Subject to conditions: Monetary mitigation to offset the impact of users upon protected areas Water consumption and mitigations to offset development Biodiversity enhancement recommendations

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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))).				Appropriate drainage systems to be agreed and controlled
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	There is potential for protected species (badgers, bats, birds, dormice, hedgehogs, reptiles & stag beetles) to be affected	No	The mitigations measures set out within the Preliminary Ecology Appraisal were supported by the Council's Ecologist and could be conditioned
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 the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes	The site falls within designated countryside and settlement gap The settlement gap description is as follows: <i>C8 - Boundary Lakes Golf Club is aligned to the Ageas Bowl Cricket Complex and wraps around the boundary of the M27 and Charles Watts Way, rising from low ground in the north to higher ground along the A27 Moorhill Road. The retained natural woodland features, combined with the openness of the golf course, provides a clear sense of separation between Hedge End and West End/Southampton settlement edge</i>	Potential	The landscape matters would be considered as part of the planning application process. A LVIA has been submitted to support this assessment.
11.2 Is the project in a location where it is likely to be highly visible to	Yes	The application site comprises a 1.6hectare piece of land situated to the north of Charles Watts Way, and east of Moorhill Road (A27),	Potential	The landscape matters would be considered as part of the planning application process. A LVIA has been submitted to support this assessment

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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many people? (If so, from where, what direction, and what distance?)		which connect at the Kanes Hill roundabout, to the south-western corner of the application site, due west of junction 7 of the M27, so can be visible from most of these public vantage points		
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).	No		No	
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		No	
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 Moorhill Road. The application has been supported by a Transport Assessment and updated plans which has been reviewed by the Highways Authority	No	The Highways Authority raised no objection to the proposals subject to conditions (access, gate set back provisions, and construction method statement), as well as monetary contributions.
14. LAND USE				
14.1 Are there existing land uses or community facilities on or around the location which could be affected by the	Yes	The Ageas Bowl	No	A Transport Assessment has been submitted as part of this application which the Highways Authority have reviewed and raised no

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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.				objection to. The Ageas Bowl has its own management plans for traffic including for event days.
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		No	
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		No	
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		No	
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No		No	

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 falls within the designated countryside and settlement gap. The proposals for a caravan site have been supported by; landscape plans, LVIA, needs assessment, drainage plans, flood risk assessment, ecology and tree reports which assess the impacts and suggest relevant mitigations. 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	Summer Sharpe
DATE	5 May 2023