

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

1. CASE DETAILS			
Case Reference	F/23/95844	Brief description of the project / development	Use of agricultural land as Suitable Alternative Natural Greenspace (SANG) for recreational purposes, with associated access, car parking, paths, landscaping, infrastructure and other works. LAND AT STOKE PARK FARM, BISHOPSTOKE, EASTLEIGH, SO50 6DW
Applicant	Eastleigh Borough Council		
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)			
Is the project Schedule 2 development under the EIA Regulations?		No	
If YES, under which description of development in Column 1 and Column 2?			
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		Yes	
If YES, which area?		Near River Itchen SAC and SSSI	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		N/A	
If yes, which applicable threshold/criteria?			
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 applicant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

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 / No / N/A No	Reasons Only minor works required for surface level paths and access works	Yes / No / N/A	Reasons
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	None in short supply		
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	Land is agricultural grade 4. This is not high grade best and most versatile agricultural land and the use could be reversed and will not sterilise agricultural quality or minerals		

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6. WASTE								
6.1	Will the project produce solid wastes during construction or operation or decommissioning?		No	Only minor refuse				
7. POLLUTION AND NUISANCES								
7.1	Will the project release pollutants or any hazardous, toxic or noxious substances to air?		No	Recreational use				
7.2	Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?		No	No permanent lighting proposed, any temporary lighting during construction addressed within CEMP				
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	Possible risk during construction phase.		No	A CEMP will be able to control construction impacts and can be secured by condition. There are no pollutants generated by the project during the operational phase and a SuDS scheme will protect water quality from car park and other run-off and would be required by condition.	
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					
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					

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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)	No	Pollutants unlikely and would not affect human health		
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	Flood Risk Assessment undertaken and site within Flood Zone 1 but site in close proximity to the River Itchen.	No	Surface water run off will be controlled to greenfield rates with SuDS as necessary and a CEMP secured by condition
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 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))).	Yes	The site falls within the Impact Risk Zone (IRZ) of the Internationally designated River Itchen SAC/SSSI leading to Solent SPA and SAC; Nationally designated Ancient Woodland is located at Stoke Park Wood and Crowdhill Copse adjoining or close to the site, which are also locally designated SINC.	No	Development avoids designated areas and provides buffers. Biodiversity Net Gain and other mitigation to be provided through condition/S106. There are no direct or indirect significant effects on the designated sites likely as a result of the development due to the buffers and nature of the development. LEMP, CEMP and Ecological reports submitted with the application/can be conditioned.
10.2 Could any protected, important or sensitive species of flora or fauna which	Yes	Badger, hedgehog, bats and possibly dormice	No	Appropriate protection of habitats and creation of new habitat through BNG can be secured by

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use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?			condition. Ecological reports and LEMP submitted with the application/to 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 is within 5km of the nationally designated South Downs National Park	No DAS submitted with the application. Recreational use as SANG not significantly different to agricultural use in terms of visual appearance. The site is screened from 3 directions due to topography and existing woodland. LEMP will be required.
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	Whilst site is visible from long views from the north and is elevated, it is not highly visible to many people overall and well screened by existing vegetation (tree, hedges and woodland) to the west, south and east. Some localised visual impact from public bridleway which runs through part of the site and public footpath adjoining the site.	
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	No	Heritage Assessment submitted. There are no listed buildings, scheduled ancient monuments or other statutorily designated above ground heritage assets within the curtilage of the development site. The land also does not fall within a Conservation Area. Any significant archaeological heritage would not be disturbed.	

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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the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).				
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?	Yes	Public bridleway runs along northern boundary of application site (which includes vehicular access to site) and to east of site beyond application site. Public footpath runs within woodland to south (outside) application site.	No	Recreational use as SANG can be controlled so as to not be significantly different to agricultural use in terms of public access. Public access overall will be enhanced by new paths.
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?	No			
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.	No			
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,	No			

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erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?				
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	In combination the cumulative effects, particularly relating to visual impact, are not likely to be significant		
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No			

18. EIA REGULATIONS SCHEDULE 3 ASSESSMENT AND CONCLUSIONS

SCHEDULE 3 SELECTION CRITERIA FOR SCREENING

Characteristics of development

1. The characteristics of development must be considered with particular regard to—

- (a) the size and design of the whole development; **total area of fields 20.61ha within existing field boundaries.**
- (b) cumulation with other existing development and/or approved development; **cumulative impacts are considered low, characteristic of development of this nature**
- (c) the use of natural resources, in particular land, soil, water and biodiversity; **some limited minor impact on soil from the footpath and access works, but no long terms significant effects are characteristic of this type of development. Assessments of the ecology, landscape, agricultural land and hydrology will be undertaken and mitigation works secured by condition**
- (d) the production of waste; **will not generate significant levels of waste during its operational period.**
- (e) pollution and nuisances; **development would not be likely to result in significant levels of pollution or 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; **none anticipated**
- (g) the risks to human health (for example, due to water contamination or air pollution). **it is not expected that the development will give rise to water, air or other pollutants which pose a risk to human health**

It is concluded that the Characteristics of the proposed development would not give rise to a level of environmental impact or impacts which would require an EIA to be undertaken.

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; **currently agricultural land.**
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; **improvements to biodiversity are likely to significantly add to the existing levels.**
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas—
 - (i) wetlands, riparian areas, river mouths; **The River Itchen SAC and SSSI is located to the north of the proposed development, separated both by the road and field networks. An assessment of drainage impacts supports the planning application together with any necessary prevention and mitigation works**

- (ii)coastal zones and the marine environment; The Solent SPA and SAC is fed by the River Itchen and impacts on water quality are a consideration, albeit that pollution from the development is not expected
- (iii)mountain and forest areas; There are no mountain or significant forest areas affected by this site and as such this has been scoped out of further consideration. Protection and enhancement of trees and hedgerows to be provided
- (iv)nature reserves and parks; none affected
- (v)European sites and other areas classified or protected under national legislation; Whilst there are European and other nationally designated areas located close to the development, it is anticipated, as highlighted above, that there is sufficient separation between the proposed development and these designations that neither will be directly nor significantly affected by this site. This will be confirmed through the planning process and mitigation secured as necessary through conditions
- (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; There are no environmentally degraded areas affected by this site and as such this can be scoped out of further consideration
- (vii)densely populated areas; the site is not within or close to existing or proposed densely populated areas
- (viii)landscapes and sites of historical, cultural or archaeological significance. There are no Listed Buildings or other known landscapes or sites of historical, cultural or archaeological significance directly affected by this site. An assessment of landscape and cultural heritage has been undertaken and mitigation considered as necessary.

It is concluded that the Location of the proposed development would not give rise to a level of environmental impact or impacts which would require an EIA to be undertaken

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), (i.e. population and human health; biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC(1) and Directive 2009/147/EC(2); land, soil, water, air and climate; material assets, cultural heritage and the landscape; the interaction between these factors) 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); area of the development is c21 ha and does not affect a wide population
- (b)the nature of the impact; the impacts are localised
- (c)the transboundary nature of the impact; none

(d)the intensity and complexity of the impact; largely visual impacts at a low height and close range, including those from public rights of way. They are also reversible.

(e)the probability of the impact; the visual impacts are probable but localised and minor

(f)the expected onset, duration, frequency and reversibility of the impact; operational period of 80-100 years and impacts reversible

(g)the cumulation of the impact with the impact of other existing and/or approved development; other development not likely to give rise to cumulative significant effects

(h)the possibility of effectively reducing the impact: mitigation through screening and biodiversity gains can significantly reduce impact and can be secured by conditions

CONCLUSION

The development is not Schedule 1 or Schedule 2 development of the EIA Regulations although the proposals are close to a sensitive area. 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 within 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 through the use of planning conditions.

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.

19. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
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Is it necessary to issue a SD?	
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Is an ES required?	
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20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
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Not likely to have significant effects on the environment	ES not required	
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21. REASON FOR SCREENING

Proximity to sensitive area

NAME	Dawn Errington
DATE	28/9/23