

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

1. CASE DETAILS			
Case Reference	V/23/95757	Brief description of the project / development	Development of a Solar Photovoltaic Farm and battery storage c27MWp DC on unused agricultural land off Allington Lane for a period of 30 – 35 years. Land West and East of Allington Lane, West End, Eastleigh.
Applicant	Locogen 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)			
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			Column 1 Item 3 (a) industrial installations for the production of electricity, steam and hot water. The site extends to approximately 22 ha, exceeding Column 2 0.5ha threshold set under 2017 EIA Regulations, 3(a) Energy Industry – Industrial installations for the production of electricity , steam and hot water. This means the proposal could constitute Schedule 2 development subject to the selection criteria as identified in Schedule 3 of the Regulations.
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?			Yes
If yes, which applicable threshold/criteria?			0.5ha area. Indicative criteria and threshold of thermal output of more than 50MW not met (proposed 27MWp AC). Key issues to consider: emissions to air, arrangements for the transport of fuel and any visual impact.
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?			

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4. ENVIRONMENTAL STATEMENT	
Has the applicant supplied an ES for the current or previous (if reserved matters or conditions) application?	No, at pre-application stage

Where it is determined that the proposed development is not Environmental Impact Assessment development, the authority must state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment (see [regulation 5](#) and below)

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?		No	Reasons Only minor works required for surface level panels and supporting infrastructure	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 3b or lower which is not best and most versatile land. This is a temporary, reversible project which 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 Panels likely to be recycled	
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No This is solar energy	
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes Minor noise from plant	No Not likely to be significant and can be mitigated through location and noise management. Solar only operational during daylight hours.
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
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 Minor structures which are not affected by flood risk	
8.2 Will the project present a risk to the population (having regard to	No Pollutants unlikely and would not affect human health	

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population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)		
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 There are streams and a ponds on site which is also in close proximity to the River Itchen. Areas of surface water flooding identified next to Allington Lane.	No Surface water run off will be controlled to greenfield rates with SuDS as necessary 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 adjoins a small stretch of the Internationally designated River Itchen SAC/SSSI leading to Solent SPA and SAC; Nationally designated Ancient Woodland is located at Hearts Copse adjoining the site, and also west of the southern field. Hearts Copse is also locally designated SINC. To the west of the site is Hogwood and Gravel Pits SINC and to the north within the site is Allington Lane Pond 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. A Shadow HRA and SSSI Impact Report for the River Itchen SSSI (September 2023) have been considered by Natural England with the advice given that, with appropriate mitigation, the proposals would avoid adverse effects on the integrity of the River Itchen SAC, or harm the special interests of the River Itchen Site of Special Scientific Interest (SSSI).

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		LVIA, LEMP and Ecological reports to be submitted with the application.
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 Possibly badger, Otter, GCN, bats, breeding birds	No Appropriate protection of habitats and creation of new habitat can be secured by condition/S106. Removal of specific areas of solar panels to account for possible Great Crested Newts habitats and areas of set back from any notable trees and woodland. No night time lighting necessary. Ecological reports and LEMP to be submitted with the application/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 LVIA to be submitted with the application. The site is screened from long views due to topography and existing. 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 Site is generally low-lying and well screened by existing vegetation. Some localised visual impact for nearby residential properties and from public footpath which runs through part of the site (and proposed to be extended further)	
12. CULTURAL HERITAGE/ARCHAEOLOGY		
12.1 Are there any areas or features which are protected for their cultural	Yes There are no listed buildings, scheduled ancient monuments or other statutorily	No While close to the development site, this is to be separated from the development

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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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).	designated above ground heritage assets within the curtilage of the development site. Nearby Allington Manor is on the non-statutory HCC Historic Parks and Gardens list, albeit that the original heritage interest is now significantly eroded. The land also does not fall within a Conservation Area.	site by hedges and trees and it is unlikely that there would be any negative impact of the existing asset, subject to further appraisal with the application.
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 footpath 703 runs through part of the site. Proposed new footpath/bridleway linking Hedge End to Eastleigh on western parcel	No Short views which will be screened by new hedgerow planting
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	

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14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes	New footpath/cycleway link between Hedge End and Eastleigh	No	Land will be safeguarded and screening provided
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			
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?	Yes	There is an operational 6.3MW Solar Farm development and Private Wire Substation to the north east which will be enclosed by the One Horton Heath development for up to 2500 dwellings, school, commercial uses, open space and associated infrastructure (planning reference O/20/89498). Planning permission F/21/91185 was granted in September 2022 for the link road through the site and in December 2022 full planning permission was granted for the first 381 dwellings at the southern end of the OHH site.	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			
17.2				

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 development is not Schedule 1 development but falls under Schedule 2 of the EIA Regulations and is not located within a sensitive area as defined in Regulation 2(1).

The thresholds set out in column 1 of the table in Schedule 2 for category 3 (a) industrial installations for the production of electricity, steam and hot water apply for which there is a general site area threshold of 0.5ha.. The site extends to approximately 22 ha, exceeding the Column 2 0.5ha threshold set under 2017 EIA Regulations. This means the proposal could constitute Schedule 2 development subject to the selection criteria as identified in Schedule 3 of the Regulations.

However, the Indicative Criteria and Threshold in Column 3 of a thermal output of more than 50MW is not exceeded (proposed 27MWp AC). Key issues to consider are indicated as emissions to air, arrangements for the transport of fuel and any visual impact.

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.

19. SCREENING DECISION

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

21. REASON FOR SCREENING

Exceeds Schedule 2 threshold, close to sensitive site, part of pre-application consideration

NAME	Dawn Errington
DATE	09/10/2023