

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

1. CASE DETAILS			
Case Reference	O/23/96467	Description of the project / development	Outline application for up to 3,410m2 of commercial floorspace (Use Classes E(g)(ii), E(g)(iii) and B8) to include farm shop (Use Class E(a)) of up to 325m2, parking and yard areas (including accessible spaces), landscape buffers and acoustic mitigation. Formation of vehicular and pedestrian access to estate road. Access considered only.
Applicant	FIP (West End) 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?		10. Infrastructure projects (a) Industrial estate development projects; The area of the development exceeds 0.5 hectare.	
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?		Development exceeds 0.5 hectare	
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	

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?	No	Small level changes will be needed to deliver the site as proposed however the site is mostly flat and only standard excavations for foundations are expected.	No	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	Materials will be required to construct the buildings which also will require a certain degree of energy. However, nothing that is 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	The site is an area of undeveloped land with little agricultural value.		
6. WASTE				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	No			

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7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	No	
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	No Suitable conditions will be placed to limit this possibility
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	Accidents during construction and operation are a potential but only as a one-off and unlikely to be a wide scale issue.
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.

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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?	No There are no water resources on site.	
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 SPA, SAC, SSSI and SINC	No Suitable conditions will be placed to limit this possibility
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 a SINC adjacent to the site.	No Suitable conditions are in place to protect this area during construction and operation.

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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	No The site is within 20km of the nationally designated South Downs National Park but this proposal would not change the physical landscape of the site.
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?)	Yes The site is situated on a new link road which is planned to serve approx. 2,500 new homes in the near future.	No The site is also adjacent to an existing industrial estate and as such this character is established.
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 There are no culturally significant features within close proximity to the site.	

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. 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 The site is bordered by private land and a railway line, both of which are secure. Some of the site is bordered by public highway but this is not for recreational purposes.	
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?	Yes The adjacent site is proposed as housing.	No There is an existing road/roundabout between the site and the housing. In addition, due to the existence of an existing industrial estate, the character of this use has been considered in the housing design.
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	No	

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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	
17. TRANSBOUNDARY EFFECTS		
17.1 Is the project likely to lead to transboundary effects? ²	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 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 10 (a) for Industrial estate development projects where this whole site is 1.8 hectares (ha) and exceeds the Column 2 0.5 ha 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.

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.

Any potential impacts are to be controlled through the planning application process, though 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?	NA	
Is it necessary to issue a SD?	NA	
Is an ES required?	No	
20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Not likely to have significant effects on the environment	ES not required	

21. REASON FOR SCREENING

Exceeds Schedule 2 threshold and as part of the application process.

NAME	Rachael Morris
DATE	01/08/2024