

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

1. CASE DETAILS			
Case Reference	V/24/98389	Brief description of the project / development	Up to 250 residential dwellings, a 5000sqm community / retail facility, public open space, access, and landscaping
Appellant	Bloor Homes		
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(b) Urban Development Project
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?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes – Exceeds 5 hectare and 150 dwellings
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 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	Land level changes on site (cut and fill) to facilitate development and access.	No	Impact on the site only. <u>Construction</u> Works can be managed through a Construction Environmental Management Plan (CEMP) , which could be secured by condition should permission be granted. <u>Development</u> Levels details to be submitted with the planning application, and consideration given to the change in the topography of the site.
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	Yes	Land, soil, materials and energy will be used in construction of proposed works and energy required during operation.	No	Proposed construction materials are unlikely to be in short supply. Site layout will need to make an efficient use of the land.

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which are non-renewable or in short supply?		A soil management plan will be provided within the CEMP and secured via condition. Building regulation will ensure a high level of energy efficiency for the completed development.
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 proposal is within a minerals and waste safeguarding site for soft sand and gravel.	No A mineral resource assessment has been carried out, which indicates that the pockets of mineral deposits are too small to be commercially viable. However, a minerals management plan could be secured by condition, to make good use of the soft sand.
6. WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes Both during construction and household waste once development is completed.	No A CEMP, to include a waste management, plan could be secured via condition to ensure construction waste is appropriately managed. Household waste will be collected inline with the Council's bin collection procedures.
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes Pollutants are only expected to arise from vehicles visiting the site during construction and from residents' vehicles during occupation of the development.	No The construction impact could be managed through a CEMP , which could be secured by condition. This would include a construction traffic management plan .

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		It is expected that the uptake in electric vehicles will reduce vehicular emissions over time and provision will be made within the development for electric car charging. A travel plan could be secured by condition to facilitate sustainable transport choices reducing car trips. The development will be expected to contribute towards sustainable transport initiatives, including the provision of off site pedestrian and cycle improvements along Knowle Lane to be secured via a legal agreement.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes Some additional noise (and possibly vibration depending on construction methods), will occur during construction. The nearest sensitive receptors (human) are within the housing area to the immediate west of the site. There is the potential for protected or important species within the site to be impacted.	No A Construction & Environmental Management Plan could be secured via condition to ensure any noise and vibration impacts are appropriately managed during construction. No ongoing significant sources of nuisance for humans. A Preliminary Ecological Appraisal is to be undertaken prior to the submission of an application, which would identify any noise-

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		sensitive ecological receptors and recommend appropriate mitigation.
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 <u>Water</u> Runoff water from the site feeds into the River Itchen SPA, which leads to the Solent and Southampton Water SPA and Ramsar Site and the Solent Maritime SAC. The site is within the Impact Risk Zone of European Sites vulnerable to nutrient impacts. <u>Ground</u> There is potential for ground contaminants at the site to be released during development. Contaminants could be present from the previous agricultural use or have migrated onto the site from nearby former landfill sites (including Fair oak Landfill to the south-west).	No <u>Water</u> A Construction & Environmental Management Plan could be secured via condition to ensure appropriate measures are in place to prevent ground, surface water and ground water pollution during construction. A Sustainable Drainage System could be secured to ensure appropriate management of surface water during operation to ensure no adverse impact on water quality. A nutrient budget and details of a mitigation scheme could be provided with the planning application and then secured via condition <u>Ground</u> A Phase 1 Geo-Environmental Assessment has been undertaken. Contamination will be dealt with via an intrusive investigation condition and include appropriate remedial measures.
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	

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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	
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 Construction could cause dust if not appropriately managed.	No A Construction & Environmental Management Plan , including a dust management plan could be secured via condition to ensure appropriate measures are in place to minimise any dust during construction.
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 The site is in Flood Zone 1. There is a drainage ditch flowing along the southern boundary and there are six ponds within 250m of the site, including one within the SINC to the south. Runoff water from the site feeds into the River Itchen, leading to the Solent and Southampton Water SPA and Ramsar Site and the Solent Maritime SAC.	No A Sustainable Drainage System could be secured to ensure appropriate management of surface water run off during operation and ensure sufficient volume for stored water. A flood risk assessment to be submitted as part of the 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	Yes To the immediate south of the site is Knowle Lane SINC (Site of Importance to Nature Conservation).	No A Construction & Environmental Management Plan could be secured via condition to ensure appropriate measures are in

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/ 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))).	Runoff water from the site feeds into the River Itchen is SAC and SSSI, which leads to the Solent and Southampton Water SPA and Ramsar Site and the Solent Maritime SAC.	place to protect the River Itchen during construction. A Sustainable Drainage System could be secured via condition to ensure appropriate management of surface water during operation and to ensure no adverse impact on water quality. A Preliminary Ecological Appraisal should be submitted with the future application. Any identified mitigation measures could be secured via condition to ensure impacts on habitats and species on-site and adjacent to the site are appropriately protected. Mitigation for Recreational Disturbance and increased Nutrients from the development affecting European protected sites will need to be secured via a legal agreement.
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 are potential bat roosts within mature trees on the site. There are suitable foraging and sett building opportunities for badger, nesting birds and common and widespread invertebrates on the site. There are six ponds within 250m of the site boundary that could support great crested newts.	A Preliminary Ecological Appraisal should be submitted with the future application. Any identified mitigation measures could be secured via condition to ensure impacts on habitats and species on-site and adjacent to the site are appropriately protected.

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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).	No The site is approximately 1.5 kilometres to the south east of the South Downs National Park, which is an international dark night skies reserve. The development should not be visible from the national park and light spill from the development should not be significant.	
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 The impact is localised.	
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 <u>Archaeology</u> An Archaeology and Heritage Baseline Assessment has been completed, which indicates the site has potential to contain unknown archaeological pre-historic remains of significance (of no more than moderate value). <u>Listed buildings</u> The site is within 100m a collection of five grade II listed buildings at Mortimers Farm. However, the impact is not likely to be significant given the application site is	No An archaeological assessment could be submitted with the planning application and mitigation could be dealt with via planning condition. A heritage assessment could be submitted with the planning application and its recommendations could be incorporated into the development or secured via condition.

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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	separated by a field and the site has treed boundaries.	
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 nearest footpath is 160m to the north east of the application site.	
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 proposal will lead to additional traffic on the surrounding roads.	No A Transport assessment will be submitted with the application to assess the extent of this impact and identify suitable mitigation measures. These will be incorporated into the scheme or secured via condition. A travel plan could be secured by condition to facilitate sustainable transport choices. The development will be expected to contribute towards sustainable transport initiatives in the locality, including upgrades to the cycle/ footpath links into Fair Oak village centre and these will be secured via a legal agreement.
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,	Yes Housing adjacent to the site.	No The development will be designed to take account of the proximity to nearby residential properties, to avoid adverse impacts.

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farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.		
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	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	
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 Other major developments within the locality would be expected to provide their own mitigation, such that there are unlikely to be any significant in-combination effects.	
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 proposed development is not Schedule 1 development and is not located in a sensitive area. The proposed development falls under Schedule 2, 10(b)(ii) urban development projects as the quantum of housing (up to 250) exceeds the 150 dwelling threshold under 10(b)(ii) and 10(b)(iii) in that the Site is over 5ha in size.

Taking into account the information contained in submitted "Environmental Screening Report by Turley", and as set out above, it is considered that by virtue of its nature, size and location, and subject to mitigation, the proposed 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, 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 and a legal agreement.

Mitigation measures would include securing:

- A Construction Environment Management Plan (including management plans for soil, waste, construction vehicles, dust),
- Levels Details,
- A Sustainable Drainage System,
- Flood Risk Assessment,
- Transport Assessment,
- Travel Plan,
- Minerals Management Plan,
- Archaeological Assessment,
- Heritage Assessment,
- Preliminary Ecological Appraisal,
- Further Ground contamination assessments and installation of remedial methods, where required.
- A contribution/ works towards Sustainable Transport Initiatives,
- Schemes to mitigate for the development's impact upon the Special Protection Area in terms of Nutrients and Recreational Disturbance.
- Provision made for electric car charging.

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?	N/A
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	X
21. REASON FOR SCREENING		
A request for a screening opinion was made to the council.		

NAME	Clare Martin
DATE	14.11.24