

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

1. CASE DETAILS			
Case Reference	F/25/99169	Brief description of the project / development	68-bed care home and 3 x dwellings
Applicant	Colton Care 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(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?			No
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 to facilitate development and access.	No	Impact on the site only and impacts during construction can be managed through a Construction Environmental Management Plan (CEMP) , which could be secured by condition should permission be granted. Levels details submitted as part of 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 which are non-renewable or in short supply?		No			
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.		Yes	Sand/gravel.		The site is noted as a location for sand/gravel, but is of a size where mineral extraction is not likely to be considered viable (as per advice set out in the Hampshire Minerals and Waste SPD,

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forestry, agriculture, water/coastal, fisheries, minerals?		2016).
6. WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes During construction and operation.	No Could be managed through a CEMP during construction, and through waste management services during operation.
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes During construction.	No Could be managed through a CEMP , which could be secured by condition.
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes During construction.	No Could be managed through a 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 During construction and operation.	No CEMP for construction period and the scheme would be subject to a detailed surface water drainage strategy designed to prevent pollution of watercourses. These could be secured by condition. Nutrient mitigation can also be secured by condition to prevent impacts from eutrophication.
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?	Yes Air Quality Management Area designated along Providence Hill.	No An Air Quality Impact Assessment has been submitted, which includes recommendations for mitigating air quality impacts during construction, and concludes that the development will not be adversely impacted by air quality or result in adverse effects (subject to review through application process).
8. POPULATION AND HUMAN HEALTH		
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with	No	

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scientific knowledge) during construction, operation or decommissioning?		
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 Potentially during construction if not properly managed.	No Could be managed through a CEMP .
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 Stream to the north of the application site.	No The scheme includes a detailed drainage strategy , designed to ensure no adverse impacts to watercourses or increased flood risk (subject to review through application process). The drainage strategy could be 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	Yes Site of Importance for Nature Conservation (SINC) to north east of the site. Within impact zones for Solent protected sites and New Forest.	Ecological Impact Assessment carried out and mitigation proposed to ensure no adverse impacts (subject to review through application process). Development proposed outside of SINC buffer zone. Mitigation measures could be secured by condition. Mitigation strategies are available to mitigate potential recreational impacts on the Solent protected areas and New Forest. This mitigation could be secured through a legal agreement and/or conditions.

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(international, national, regional or local))).		
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 Potential impacts on protected species including bats and great crested newts.	No Impacts assessed through Ecological Impact Assessment and mitigation measures recommended, including precautionary working methods. These could be secured by condition.
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	
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 Only visible from immediate surroundings and adjacent development due to low level of 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	Yes Adjacent to Bursledon Windmill Conservation Area which includes the Grade II* listed Bursledon Windmill.	No The scheme layout has been designed to avoid adverse impacts on the setting of the listed windmill and conservation area by retaining an important view.

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 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).		
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	
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 Providence Hill is subject to congestion and is a designated Air Quality Management Area.	No A Transport Assessment has been submitted with the application to assess traffic impacts, and a Green Travel Plan has been submitted to outline measures to reduce dependency on the private car. Any necessary mitigation such as contributions towards highway improvements, could be secured by 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, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes Adjacent housing.	No The development has been designed to take account of the proximity to nearby residential properties to avoid adverse impacts.
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	

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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

I would usually add a short summary that includes a list of the mitigation measures that need to be secured and concludes that significant effects on the environment are not considered likely either alone or in combination.

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?

No

20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)**OUTCOME**

Is likely to have significant effects on the environment

Not likely to have significant effects on the environment

ES not required

More information is required to inform direction

21. REASON FOR SCREENING

NAME

Rebecca Altman

DATE

22 May 2025