

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

<b>1. CASE DETAILS</b>			
<b>Case Reference</b>	V/25/99987	<b>Brief description of the project / development</b>	Development of up-to a maximum of 3,400 dwellings, a new primary school and early years facilities, a local centre including a mix of uses, a mobility hub, a network of multifunctional green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features. Land North East of Fair Oak, Eastleigh
<b>Applicant</b>	Boyer Planning		
<b>LPA</b>	Eastleigh Borough Council		
<b>2. EIA DETAILS</b>			
<b>Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?</b>			No
<b>If YES, which description of development (THEN GO TO Q4)</b>			
<b>Is the project Schedule 2 development under the EIA Regulations?</b>			Yes
<b>If YES, under which description of development in Column 1 and Column 2?</b>			Infrastructure Projects: 10(b) Urban Development Projects
<b>Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?</b>			Yes
<b>If YES, which area?</b>			<ul style="list-style-type: none"> <li>• South Downs National Park</li> <li>• Solent Maritime Special Area of Conservation (SAC)</li> <li>• River Itchen SSSI and SAC</li> <li>• Solent and Dorset Coast SPA</li> <li>• Solent and Southampton Water SPA and Ramsar</li> <li>• Lee-on Solent to Itchen Estuary SSSI</li> <li>• New Forest SAC/SPA/Ramsar</li> </ul>
<b>Are the applicable thresholds/criteria in Column 2 exceeded/met?</b>			Yes
<b>If yes, which applicable threshold/criteria?</b>			5ha/150 dwellings
<b>3. LPA/SOS SCREENING</b>			
<b>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)</b>			Yes
<b>If yes, is a copy of the SO/SD on the file?</b>			Yes
<b>If yes, is the SO/SD positive?</b>			Yes

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<b>4. ENVIRONMENTAL STATEMENT</b>	
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 REFERING TO THE PROJECT / DEVELOPMENT.**

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)  Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		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))  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 <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold.</b>	
<b>5. NATURAL RESOURCES</b>				
<b>5.1</b> Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	Reasons: the site will require regrading and substantial earthworks due to its topography	Yes	the potential types and spatial extent of the likely impacts are likely to be significant in EIA terms. The area of the development is c115ha and the visual and landscape impacts are unlikely to be able to be fully avoided or prevented
<b>5.2</b> 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?	Yes	Reasons: the development would result in the irreversible use of natural resources in the construction and post-construction phases. The site is located in a minerals safeguarding area and the development is likely to have the potential for significant effects through their loss as a natural resource unless prior extraction is agreed.	Yes	the loss of minerals resource is irreversible; Management and mitigation of the prior extraction/use of natural resources would be necessary through the <b>use of planning conditions/S106</b>
<b>5.3</b> 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	There would be some loss of Best and Most Versatile Agricultural Land Grades (1,2 or 3a).	No	the loss of Grades 1, 2 and 3a agricultural land only consists 14% of the total site and some may be used for the less irreversible <b>Green Infrastructure uses</b> which could avoid the permanent loss

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<b>6. WASTE</b>				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Waste would include construction materials	No	Management and mitigation would be necessary through the <b>use of planning conditions/S106 including a CEMP</b>
<b>7. POLLUTION AND NUISANCES</b>				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Traffic pollution is likely to adversely affect air quality	No	Management and mitigation would be necessary through the <b>use of planning conditions/S106 including measures to reduce traffic emissions</b>
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	There is potential for localised noise and vibration impacts during the construction period. There is potential for permanent noise impacts during the operational phase, due to new plant installation and operational traffic. The impact on existing and future sensitive receptors can be assessed and controlled	No	Noise and vibration impacts during the construction period which can typically be managed through a <b>CEMP</b> . Operational impacts can be controlled through <b>design and conditions</b>
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	The site is located near the River Itchen and also flows to the River Hamble which both flow into the Solent. These are internationally designated for their biodiversity interests and are at risk from water pollution, including that from nutrients	Yes	The development would require appropriate controls to avoid and prevent risk of water pollution through the release of pollutants onto the ground or into surface waters and groundwater. This can typically be controlled with <b>appropriate buffers and sustainable drainage/surface water management; a nutrient neutrality strategy (including S106/conditions for the purchase of credits) and through a CEMP</b> during the construction and operational phase, but there is considered to be significant risk of pollution without mitigation which is not currently sufficiently known or detailed.
7.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g.	No	There are no areas on or around the Site which are already subject to known pollution or environmental damage which could be affected by the		

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where existing legal environmental standards are exceeded, which could be affected by the project?		project, e.g. where existing legal environmental standards are exceeded.		
<b>8. POPULATION AND HUMAN HEALTH</b>				
<b>8.1</b> Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	Yes	<p>Risk of flooding if not appropriately managed/mitigated during construction and operational phases.</p> <p>The construction and operational phases of the development do not involve the use of high risk substances or technologies. There is also not considered to be a significant risk of accidents occurring as a result of the proposed end use</p>	No	<p>Pockets of the site are in Flood Zones 2 and 3 which are at risk of surface water flooding and could be excluded from development if required. Flood risk and surface water drainage would need to be fully addressed <b>through mitigation and management (including conditions and a CEMP)</b> and would require the use of sustainable drainage to retain greenfield flow rates. The anticipated risk of accidents occurring is considered to be low if appropriately managed., including those related to transport. The construction phase would be managed by the developer in accordance with a CEMP, the relevant Health and Safety Regulations and other associated statutory provisions.</p>
<b>8.2</b> 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	<p>Contamination or air pollution- the site has a low risk of land contamination associated with its former uses. There is some risk that contamination could be mobilised during construction which could have adverse effects, including the potential risk to human health. The development is anticipated to result in an increase in noise levels during the construction and potentially operational phases. The construction impacts are not anticipated to be unusual for a development of this type. During the operational phase, the development may result in an increase in noise levels relative to the existing</p>	Yes	<p>It is not considered that risk of unknown contamination is exceptional and risk can be managed through a <b>CEMP and other conditions.</b></p> <p>The air quality impacts from the development are not anticipated to result in significant effects on the environment subject to <b>appropriate transport mitigation and management.</b></p> <p>The temporary noise emissions arising from site preparation and construction activities can be controlled through the use of a <b>CEMP</b>, incorporating a range of measures including the appropriate locating of plant and on-site facilities,</p>

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	<p>situation on site with this arising from additional traffic movements.</p> <p>The Solent SPA and SAC is fed by the River Itchen and impacts on water quality are a significant consideration and potential risk due to the development.</p>		<p>lorry routing and the controlling of construction and delivery hours to minimise the impact upon sensitive receptors, which include the adjoining residential uses.</p> <p>The location of any noise generating or noise-sensitive uses can be considered and controlled in this respect following the submission of a <b>noise assessment and appropriate design</b>, to ensure that there are no unacceptable impacts.</p> <p>Surface water drainage would need to be fully addressed for both flows and water quality <b>through mitigation and management (including conditions and a CEMP)</b> and would require the use of <b>sustainable drainage</b> to retain greenfield flow rates and water quality. <b>Appropriate design</b> would provide <b>buffers</b> to watercourses.</p> <p>At this current stage, there is insufficient information regarding the detail of mitigation measures and controls to conclude that significant effects are not likely</p>
<b>9. WATER RESOURCES</b>			
<p><b>9.1</b> 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,</p>	Yes	<p>River Itchen and on-site streams feeding it. Headwaters present on site.</p>	<p>No Flood risk and surface water drainage would need to be fully addressed <b>through mitigation and management (including conditions and a CEMP)</b> and would require the use of sustainable drainage to retain greenfield flow rates.</p>

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particularly in terms of their volume and flood risk?		<b>Appropriate design</b> would provide <b>buffers</b> to watercourses and headwaters and would be secured/controlled by <b>conditions</b>

## 10. BIODIVERSITY (SPECIES AND HABITATS)

<p><b>10.1</b> 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))).</p>	Yes	<p>The Solent SPA and SAC is fed by the River Itchen and impacts on water quality are a significant consideration including the nutrient and recreational impacts of the development.</p> <p>The River Itchen which flows into the Solent which are both internationally designated for their biodiversity interests.</p> <p>Approximately 5ha of the site lies within the 15km zone of influence for the internationally designated New Forest SPA/SAC/Ramsar.</p> <p>The South Downs National Park is nationally designated, and internationally designated for its landscape and lies within approximately 1km of the site.</p>	<p>Yes</p> <p>The development would require appropriate controls to prevent risk of water pollution through the release of pollutants onto the ground or into surface waters and groundwater. This can typically be controlled with <b>appropriate buffers and sustainable drainage/surface water management and through a CEMP</b> during the construction and operational phases, but there is considered to be significant risk of pollution without mitigation.</p> <p>For the New Forest international site, development which generates recreational impacts can be <b>avoided or mitigated through SANG/other mitigation</b>.</p> <p>Impacts on the South Downs National Park would require <b>avoidance of development</b> in sensitive parts of the site and/or mitigation through <b>conditions and S106 for transport management, possible lighting controls and landscape impacts</b>. However, at this stage there is insufficient information on impacts and mitigation to conclude that a significant effect is not likely</p>
<p><b>10.2</b> 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?</p>	Yes	<p>The ground nesting birds within the internationally designated New Forest SPA/SAC/Ramsar and over-wintering and resting birds for Solent SAC could be affected by recreational impacts from the project</p>	<p>Yes</p> <p>Mitigation can be secured through <b>S106 contributions</b> towards rangers and other recreational management measures including the Bird Aware project for the Solent, if appropriate On-site design to provide habitat links and avoid ecologically sensitive areas and buffer areas</p>

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		There are protected species on and surrounding the site, including bats, which could be affected		would be necessary through <b>appropriate design</b> but at this stage there is insufficient information and detail to conclude that significant effects would not be likely
<b>11. LANDSCAPE AND VISUAL</b>				
<b>11.1</b> 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? <sup>1</sup> Where designated indicate level of designation (international, national, regional or local).	Yes	The site does not lie within any statutory or non-statutory designated landscape but is visually prominent in parts due to its topography and its eastern edge is located approximately 1km from the South Downs National Park .	Yes	Impacts on the South Downs National Park may require <b>avoidance of certain development</b> in sensitive parts of the site and/or mitigation through <b>conditions and S106 for transport management, appropriate lighting controls and landscape impacts</b> but at this current stage there is insufficient information to conclude that significant effects would not be likely to occur
<b>11.2</b> 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	Due to the topography of the site the development on side slopes would be visible in local (within 0.5km) views and longer (up to 10km) views but not likely to be highly visible		

<sup>1</sup> 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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		subject to LVIA and appropriate design and landscaping		
<b>12. CULTURAL HERITAGE/ARCHAEOLOGY</b>				
<p><b>12.1</b> 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).</p>	Yes	<p>Nationally designated Grade II Listed buildings adjoining and near the site, locally Listed buildings adjoining the site, including those at Mortimer's Farm, East Horton Farm, and Winchester Road.</p> <p>Band of seven nationally designated scheduled monuments relating to the park pale of Marwell Manor and the moated site of the Manor house itself to the north of the site.</p> <p>There are no or other known designated landscapes or sites of historical, cultural or archaeological significance likely to be directly affected by this site</p>	No	<p><b>A Heritage Statement, an LVIA and an Archaeology Assessment Statement</b> would be necessary to fully assess the heritage constraints and identify mitigation measures necessary to address potential environmental effects on landscape and heritage receptors and their settings, but <b>appropriate design and layout and conditions</b> are likely to prevent significant effects</p>
<b>13. TRANSPORT AND ACCESS</b>				
<p><b>13.1</b> 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?</p>	Yes	There are Public Rights of Way within the site	No	<p><b>Appropriate layout and design, controlled through conditions</b>, would prevent their loss or significant effects</p>
<p><b>13.2</b> 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?</p>	Yes	Routes towards Eastleigh, Hedge End and Winchester are susceptible to congestion and reduced air quality due to traffic	Yes	<p>It is possible that there would not be sufficient mitigation through transport management, travel plans, highway works or sustainable transport measures to fully avoid significant effects</p>

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<b>14. LAND USE</b>		
<p><b>14.1</b> 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.</p>	<p>Yes</p> <p>Existing housing and agricultural uses would be affected by the significant development and change in land use.</p> <p>Health facilities, community facilities, schools and sports facilities would experience significant increase in demand for their land use.</p>	<p>No</p> <p>Mitigation would be necessary through <b>appropriate design</b> to prevent impacts on existing housing and <b>S106</b> for additional health, education, sports and community facilities on and off-site.</p>
<p><b>14.2</b> Are there any plans for future land uses on or around the location which could be affected by the project?</p>	<p>Yes</p> <p>Planning application O/24/98619 for up to 245 dwellings, a multifunctional building and open space, SuDS, infrastructure, landscaping and mobility hub to the immediate south of the site. Planning permission F/25/99007 for phased golf course land reprofiling south of the site at East Horton Golf Course. The site falls within the Local Plan Issues and Options Consultation for Site SDO A (4600 dwellings) for which Preferred Options have not yet been selected.</p>	<p>Yes</p> <p><b>Conditions and S106</b> could ensure consistency and appropriate mitigation for other applications but the detail is not known and there is potential for likely significant effects</p>
<b>15. LAND STABILITY AND CLIMATE</b>		
<p><b>15.1</b> 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?</p>	<p>No</p>	
<b>16. CUMULATIVE EFFECTS</b>		
<p><b>16.1</b> Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?</p>	<p>Yes</p> <p>Both the construction and operational phases have the potential for cumulative impacts when combined with other planned development nearby, including the 2500 dwellings within mixed</p>	<p>Yes</p> <p>It is possible that there would not be sufficient mitigation through transport management, travel plans, highway works, sustainable transport</p>

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		use development at the One Horton Heath project which has a similar 15-year timescale		measures or biodiversity, landscape and pollution mitigation to fully avoid significant effects
<b>17. TRANSBOUNDARY EFFECTS</b>				
<b>17.1</b> Is the project likely to lead to transboundary effects? <sup>2</sup>	No	Local impacts beyond the Borough boundary only, but no international transboundary effects		

<sup>2</sup> 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 Local Planning Authority are of the opinion that an Environmental Impact Assessment is required for this development. The screening assessment has identified that significant effects on the environment are 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 constitutes EIA development as defined by the Regulations.

**19. SCREENING DECISION**

<b>If a SO/SD has been provided do you agree with it?</b>	N/A
<b>Is it necessary to issue a SD?</b>	No
<b>Is an ES required?</b>	Yes

<b>20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)</b>	<b>OUTCOME</b>	
<b>Is likely to have significant effects on the environment</b>	ES required	Yes
<b>Not likely to have significant effects on the environment</b>	ES not required	N/A
<b>More information is required to inform direction</b>	Request further info	N/A

**21. REASON FOR SCREENING**

Applicant request

<b>NAME</b>	Dawn Errington
<b>DATE</b>	25 September 2025