

Planning and Transportation  
New Forest District Council  
Appletree Court  
Beaulieu Road  
Lyndhurst  
SO43 7PA

14 June 2022

Our Ref: 20/5371N

Dear Sirs

#### **Aldi Stores Limited**

#### **Land at Little Testwood Farm, Salisbury Road, Totton**

On behalf of my client, Aldi Stores Limited, I am pleased to enclose for your consideration, a full planning application for the erection of a Class E foodstore, with associated access and parking, and the erection of a Class B2/B8 employment unit, with parking and landscaping on land at Little Testwood Farm, Salisbury Road, Totton. The application proposal is described as follows:

*"Full planning permission for the erection of a Class E foodstore (1,890sqm gross), with associated access, car parking and landscaping, and the erection of a Class B2/B8 employment unit (1,848sqm gross), with parking and landscaping."*

This application is submitted via the Planning Portal (reference PP-11284924). Payment for the sum of £23,132.520, being the requisite planning application fee, has been made via BACS to New Forest District Council.

#### **Proposed Development**

The proposed development comprises the erection of two separate new buildings as follows:

- An Aldi foodstore (Use Class E) providing 1,890sqm gross (1,315sqm net) floorspace;
- An employment unit (Use Classes B2 and B8), providing 1,848 sqm gross, with a ground floor workshop area, and first floor offices and welfare.

Both elements of the site are accessed via Salisbury Road, which is consistent with the previously approved applications for employment use. Landscaping is also provided across the site, with pedestrian access/crossing facilities incorporated into the proposed highways design.

#### **EIA Screening Opinion**

Under the terms of Regulation 5 of the Environmental Impact Assessment Regulations 2017 (The Regulations), I also write to request that the Council adopts a Screening Opinion with regard to whether the proposed development of land at Little

**Managing Director**  
Helen Cuthbert

**Directors**  
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Dan Templeton | Elliot Jones | Katie Turvey

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Heather Vickers | Alan Williams | Sally Arnold | Paul Galgey  
Phil Marsden | Sam Deegan

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Testwood Farm, Salisbury Road, Totton constitutes EIA development, as defined in the Regulations, and thereby requiring the submission of an Environmental Statement (ES) in support of the planning application.

In accordance with the regulations, and as set out above, this request is accompanied by a:

- (a) a plan sufficient to identify the land;
- (b) a description of the development, including in particular —
  - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;
  - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- (c) a description of the aspects of the environment likely to be significantly affected by the development;
- (d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from —
  - (i) the expected residues and emissions and the production of waste, where relevant; and
  - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
- (e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

In the light of the broad policy support for the development and the site history, it is considered that the principal effects of the proposed development are not likely to be major and will affect only the site and its immediate surroundings. By virtue of its scale and character, the proposed development would not result in unusually complex or hazardous environmental effects. As such it is considered that the development does not comprise 'EIA development', as defined in the Regulations, and the Regulations do not, therefore, require an ES to accompany a planning application in this case.

I invite the Local Planning Authority to adopt a Screening Opinion to confirm that the Regulations do not require an Environmental Impact Assessment. In doing so, I request that the signatory has authority to issue a Screening Opinion on behalf of the LPA.

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## Conclusion

It is considered that the application proposals comply with the relevant planning policy criteria and will deliver a development that is appropriate to the local context. I therefore consider that the benefits of the proposed development are substantial, and there are no adverse impacts that would significantly and demonstrably outweigh those benefits. Accordingly, New Forest District Council is invited to grant planning permission for the proposed development.

I look forward to receiving confirmation of registration and validation, and discussing the application submission with you further in due course. Should you have any queries at this stage, please do not hesitate to contact me using the above contact details of our Bristol office.

Yours faithfully,



Dan Templeton

Director

Planning Potential

Bristol

Enc.

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