

Request for EIA Screening Opinion.

Land east of Pauletts Lane, Totton.

On behalf of Bargate Homes.

Date: 05/10/2023 | Pegasus Ref: P22-1089

Author: James Sutton



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
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P22-1089
5th October 2023

Head of Planning
New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst
SO43 7PA

Dear Sir/Madam,

RE: REQUEST FOR SCREENING OPINION UNDER REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

PROPOSED DEVELOPMENT COMPRISING UP TO 70 RESIDENTIAL DWELLINGS, WITH ASSOCIATED ALTERNATIVE NATURAL RECREATIONAL GREENSPACE (ANRG), PUBLIC OPEN SPACE, LANDSCAPING, MEANS OF ACCESS AND ANCILLARY INFRASTRUCTURE – ON LAND TO THE EAST OF PAULETT'S LANE, TOTTON, HAMPSHIRE

We write on behalf of our client, Bargate Homes (the 'Applicant') to formally request a Screening Opinion to determine whether there is a requirement for an Environmental Impact Assessment (EIA) to accompany a planning application for development at the above location.

In accordance with the EIA Regulations, we have provided the following information:

- (a) A plan sufficient to identify the land (**Appendix 1 and 2**);
- (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; (**Appendix 3**);
 - ii. A description of the location of the development, with particular regard to the environmental sensitivity of the geographic areas likely to be affected (**Appendix 3**);
- (c) A description of the aspects of the environment likely to be significantly affected by the development (**Appendix 3**);
- (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; (**Appendix 3**) 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 to avoid or prevent what might otherwise have been significant adverse effects on the environment (**Appendix 3**).

We look forward to receiving the Screening Opinion within three weeks of receipt of this request as specified in the Regulations and confirmation that the Screening Opinion will be placed on the Public Register.

Yours faithfully,



James Sutton

Principal Environmental Planner BSc (Hons) CEnv MIEMA MIQ



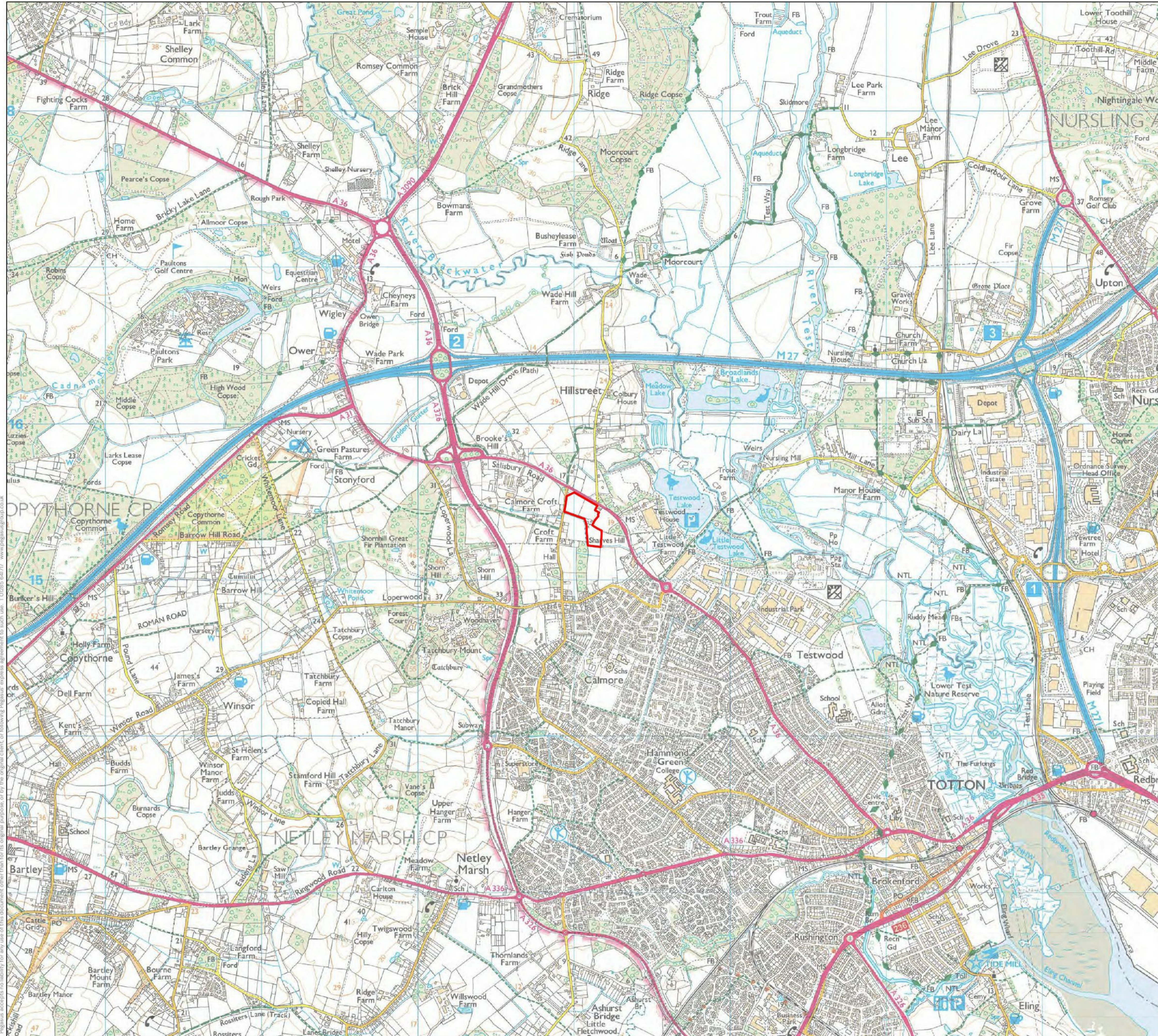
Enc.

1x Site Location Plan

1x Environmental Designation Plan



Appendix 1 – Site Location Plan



KEY
 Site Boundary

NOTES:
 REVISIONS:

SITE LOCATION PLAN

PAULETTS LANE
 BARGATE HOMES



DATE	SCALE	TEAM	APPROVED
02/10/2023	1:25,000@A3	CS	JS

SHEET	REVISION
-	-

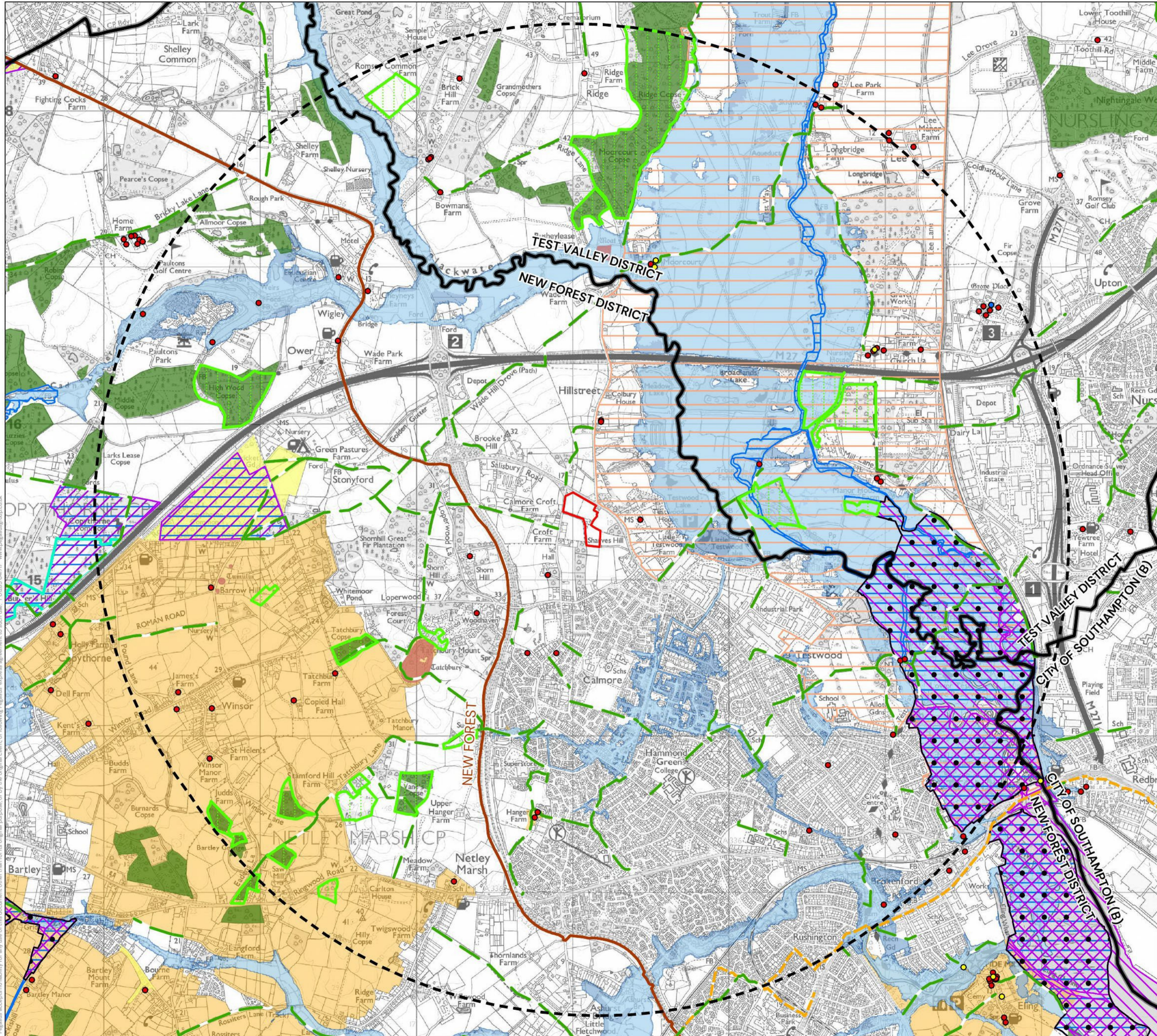
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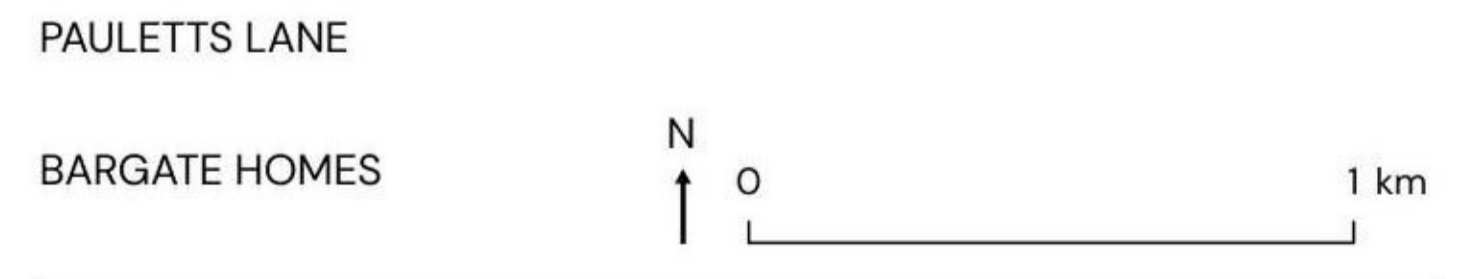
Appendix 2 – Environmental Designations Plan



KEY

- Site Boundary
- 3km Buffer
- District Boundary
- Listed Building Grade**
- I
- II*
- II
- PRoWs
- National Cycle Network
- CRoW Access Land
- Scheduled Monuments
- Conservation Area
- • Ramsar
- Special Protection Areas
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Environmentally Sensitive Areas
- RSPB Reserve
- Ancient Woodland
- National Parks
- EA Flood Zone 3
- EA Flood Zone 2
- Site of Important Nature Conservation

ENVIRONMENTAL DESIGNATIONS PLAN



DATE	SCALE	TEAM	APPROVED
02/10/2023	1:25,000@A3	MW	NW

SHEET	REVISION
-	-

DRAWING NUMBER
P22_1089_EN_01



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Appendix 3 – Screening Report

The Screening Report is in accordance with the EIA Regulation 6 as noted below.

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 the geographic areas likely to be affected;**

A description of the aspects of the environment likely to be significantly affected by the development;

To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from–

- iii. The expected residues and emissions and the production of waste, where relevant; and**
- iv. The use of natural resources, in particular soil, land water and biodiversity; and**

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 to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Application Site

The Application Site ("Site") (**Appendix 1**) is approximately 3.8 hectares (ha) in size and is located to the northwest of Totton, a town within Hampshire. The Site is positioned to the north of Totton, on the urban fringe of the town, with the M27 located approximately 1.8 kilometres (km) to the north. The Site is located within the administrative boundary of New Forest District Council.

The Site comprises three fields, two parallel to one another, with another to the south, which results in an irregular shaped Site boundary. The fields are defined by a mixture of small and large trees and in the centre of the Site there is a residential dwelling, which comprises a farmhouse and associated outbuildings. This dwelling is known as 'Greenacres' and is positioned in between the two northern fields and field to the south as shown on the Site Location Plan (SLP) attached at **Appendix 1**. To the north of the Site is the A36 (Salisbury Road), to the east lies Sharves Hill and Kilnyard Copse, essentially further grazing land interspersed with areas of woodland. Directly to the south there is also a dense area of woodland (known as Bog Plantation) as well as further areas of agricultural grazing land. To the west lies additional grazing land as well as a further four residential properties (Rose Bungalow, Wayside, The Bungalow and Lyndon) that can be accessed via Pauletts Lane.

Whilst the Site can be considered rural as it is surrounded by agricultural land and woodland, it remains well connected to the strategic highway network, as it is situated between the A36 and A326, with the M27 less than 2km to the north. Access for the development is proposed from Pauletts Lane, where a new access will be carefully designed to ensure that appropriate width and visibility splays are provided for the construction and operation of the future development. The amended design of this access junction will be subject to further discussions with the local highway authority.

There are some very minor field drains within the Application Site, which appear to flow eastwards towards the Testwood Lakes Nature Reserve.

The Site is not located within or adjacent to any statutory environmental or landscape designations. There are also no designated heritage assets within or adjacent to the Site nor does the Site fall within a Conservation Area.

However, it is recognised that the Site lies circa 100m or less (at its nearest point) to the southwest of an Environmentally Sensitive Area, (ESA) that being the Testwood Lakes Nature Reserve, which is

also designated as a Ramsar site, Special Protection Area (SPA), Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI) and a RSPB Reserve. Nevertheless, it should be emphasised that the A36 (Salisbury Road) physically separates the Site from this ESA. Please see the Environmental Designations Plan (EDP) at **Appendix 2** for further details.

There are no Public Right of Ways (PROWs) set within the boundary of the Site. However, the nearest rights of way relate to two bridleways, one to the west of the Site and Pauletts Lane (Ref: 166/3/1) in an east-west alignment and another (Ref: 166/4/1) to the north of the Site on the other side of the A36. These are shown on the EDP attached at **Appendix 2**.

Nature and purpose of the Proposed Development

The Proposed Development is the 'construction of up to 70 dwellings, with associated Alternative Natural Recreational Greenspace (ANRG), public open space, landscaping, means of access and ancillary infrastructure.'

The Applicant proposes the submission of a full planning application which will comprise the following elements:

- Up to 70 residential dwellings,
- New access junction from Pauletts Lane, with the existing track closed off and absorbed into the new development,
- Alternative Natural Recreational Greenspace (ANRG),
- Public open space and new landscaping and planting,
- Safeguard of existing boundary hedgerows and trees, and
- Provision of Sustainable Drainage System (SuDS).

The Proposed Development will take approximately 2 – 3 years to complete once the construction phase commences.



Possible Effects on the Environment	
Section 1 – Applicable Thresholds	
Does the Proposed Development fall within Schedule 1 (Y/N)?	No
If yes, what is the applicable description.	N/A
If yes, the project automatically requires EIA	
If no, does the Proposed Development fall within Schedule 2 (Y/N)?	Yes
If yes, what is the applicable description?	10 (b) Urban Development Projects
Is the Project located in or adjacent to a 'Sensitive Area'?	No – but lies c.100m from an Environmentally Sensitive Area
If yes proceed to Section 2.	
If no, what is the corresponding applicable threshold in Schedule 2?	The development includes more than 1 hectare of urban, which is not dwellinghouse development; or The development includes more than 150 dwellings; and



	The overall area of the development exceeds 5 hectares.
Does the Project exceed the applicable threshold (Y/N)?	No.
If yes, proceed to Section 2	
Section 2 – Assessment of Possible Effects	
Topic	Analysis
Population	<p>The preparation works and construction phase of the Proposed Development will require numerous roles for engineers, skilled tradesmen, construction workers and managers and indirectly generate employment opportunities down the supply chain as well as increased local spending by tradesman. These will be beneficial direct and indirect effects in terms of employment. It is expected that many of these positions can be filled by local people although some may be from neighbouring areas. This may bring some minor level impacts initially as there may be extra pressure placed on local rental accommodation and other local services.</p> <p>The Proposed Development will also provide indirect employment opportunities via the requirement for haulage firms, maintenance companies, concrete, fuel and oil deliveries as well as office supplies which can all be provided by local companies.</p> <p>However, the Proposed Development will provide multiple socio-economic benefits to the existing, wider and new communities that will form as a result</p>

	<p>of the proposals. These include the new housing that this scheme will provide to a range of social and demographic groups, with the proposals helping to support the Governments house building targets to provide a range and choice of housing to meet housing needs including affordable housing. In addition, the public open space, ANRG and landscaping will secure access to open green space for future residents that supports general well-being and a healthy lifestyle.</p> <p>Once operational, the Proposed Development will provide permanent accommodation in the form of a new residential area, as well as the health and well-being opportunities from the provision of new planting, landscaping and open green space that links to existing recreational and other green areas. These elements will also result in a permanent change in the number of vehicles using the local and wider road network. However, the proposals include the provision of pedestrian connections to encourage the use of sustainable modes of transport and mitigate potential highway effects. Furthermore, as the Site is lying close to the large settlement of Totton, existing public transportation options will also be available and accessible to the new residents and users of the Proposed Development, helping to reduce the reliance on private modes of transportation.</p>
<p>Human Health</p>	<p>During the development enabling works and construction phase there will be a reasonable level of disturbance and nuisance impacts consistent with ongoing construction works, which may include the following: lighting of external works, security lighting, dust and noise emissions generated from plant, vehicles and other construction processes, surface water run-off from stockpiles, plant noise etc. However, the impacts from construction activities would be appropriately controlled to an acceptable level through the adoption of a Construction Environmental Management Plan (CEMP) as well as best practice techniques and appropriate safety measures.</p> <p>The existing soil profile has no historic issues to indicate there might be any form of contamination. Furthermore, the Site is not located within a groundwater source protection zone (SPZ) and therefore significant effects are unlikely. Once operational there will be no unusual risk to human health.</p>

	<p>The development would rely on well-established, safe modern technology and responsible operators who will utilise CQA Plans as necessary. Appropriate Health and Safety signage will be displayed on Site to prevent illegal access and trespass.</p> <p>Provided the above steps are taken and robustly complied with, there should be no unusual risks to human health and significant impacts are not anticipated.</p>
<p>Biodiversity</p>	<p>The Application Site is not subject to any statutory or non-statutory nature conservation designations, nor are there any ecological designations directly bordering the Site and it is not within an environmentally sensitive location.</p> <p>However, as shown on the attached Environmental Designations Plan (EDP), see Appendix 2, the closest ecological designation to the Site is the Environmentally Sensitive Area (ESA) associated with the Testwood Lakes Nature Reserve, which is located approximately 100m to the northeast of the Site. However, it should be noted that the A36 road corridor physically separates the Site from the ESA and the nearest statutory designation within the ESA to the Site is still approximately 1.0km away. Within this ESA there are a number of other designations as shown on the EDP and some are listed below.</p> <p>There are a further six designations within a 3km study area of the Site:</p> <ul style="list-style-type: none"> • River Test Site of Special Scientific Interest (SSSI) – c.1.0km east; • New Forest Special Area of Conservation (SAC) and SSSI – c.1.8km west; • Solent and Southampton Water Special Protection Area (SPA) – 1.8km east; • Solent and Southampton Water Ramsar – 1.8km east; • Lower Test Valley SSSI – 2.0km east;

	<ul style="list-style-type: none"> • Solent Maritime SAC – 2.7km southeast; and • Eling and Bury Marshes SSSI – 3.0km southeast. <p>In terms of biodiversity at the Site itself, it is evident the Site comprises a series of agricultural fields, that are principally used for grazing. The fields are well screened by a mixture of large and small trees that define the boundaries. Suitable stand-off margins are proposed to reduce any impacts to these boundaries. The field boundaries and woodland, particularly along the southern and northern boundaries, are likely to offer greater ecological value, and will be retained and safeguarded through the Proposed Development.</p> <p>Whilst there may be an effect on biodiversity, the majority of the Site contains land utilised for agricultural purposes and through the implementation of appropriate mitigation measures during construction, the potential effects from the development can be managed and are unlikely to be significant. The proposed greenspaces, public open space, landscaping, attenuation areas and additional planting will soften the built development and also provide an opportunity to enhance biodiversity and strengthen ecological networks, particularly in relation to the surrounding rural landscape and other development schemes.</p> <p>Biodiversity can be enhanced through additional on-site planting and potential installation of bat and nesting bird boxes, bee hotels, hibernacula woodpiles etc. Any fencing to be installed on Site will include small mammal gateways to enable unrestricted and safe access for such species. These enhancement measures will be informed by a Phase 1 Habitat Survey and species assessment.</p>
<p style="text-align: center;">Land</p>	<p>The construction of the Proposed Development will involve a permanent land take of circa 3.8 ha of greenfield / grazing land. It is unlikely however that the development will lead to a significant loss of natural resources and therefore significant impacts are not anticipated on the land.</p> <p>The Proposed Development will ensure that appropriate buffers are provided to all field boundaries, especially any of the larger trees, which will need to be</p>

	<p>assessed for their 'veteran' status as well. The inclusion of public open space and other open 'greenspaces' will be used to soften the impact from the proposals and provide buffers to potential neighbouring developments. Furthermore, the development would carefully safeguard the existing network of hedgerows and trees to ensure the retention of ecological networks, privacy between residential units and enables the Site to be developed in conjunction with the important marginal habitats.</p> <p>Therefore, it is very unlikely the development will lead to a significant loss of natural resources and therefore significant impacts are not anticipated on the land.</p>
<p style="text-align: center;">Soil</p>	<p>The Proposed Development will lead to the permanent loss of an area of greenfield / agricultural land.</p> <p>The NPPF (2021) (Para 174) requires consideration of development which affects the best and most versatile (BMV) agricultural land, i.e. ALC Grade 1, Grade 2 and Subgrade 3a (Natural England Technical Information Note 0149). Existing mapping suggests that the land is considered to be Grade 4 quality, which is of a poorer quality and not considered to be BMV land. An Agricultural Land Classification (ALC) will be undertaken to identify in detail the quality of the land but this aspect is not likely to be a constraint to the Proposed Development.</p> <p>Although it is deemed unlikely for any contamination to be present on Site, this risk can be controlled during construction through the use of appropriate planning conditions to ensure any potential contamination risks are addressed prior to enabling ground works being undertaken. No significant effects are therefore anticipated.</p>
<p style="text-align: center;">Water</p>	<p>All of the Site is located within Flood Zone 1 with the lowest risk of flooding (1 in 1000 annual probability of river or sea flooding).</p> <p>National planning policy requires all planning applications above certain thresholds to include a Flood Risk Assessment (FRA), including mitigation in</p>

	<p>the form of a drainage strategy. An FRA and surface water drainage strategy will be provided as part of a suitable planning application to assess any impacts further.</p>
<p style="text-align: center;">Air</p>	<p>The Site does not lie within an Air Quality Management Area (AQMA) and is not adjacent to any other AQMA.</p> <p>Whilst there will be some dust generated during construction, this can be reduced through the implementation of a Dust Monitoring and Management Plan (DMMP) that can be appropriately secured by planning condition. Therefore, it is considered unlikely that the proposals will have a significant effect on air quality during construction.</p> <p>Once the Proposed Development has been completed and is in 'operation', there will be permanent vehicle movements associated with the new residents.</p> <p>Therefore, an Air Quality Assessment will be required to support the planning application to ensure that the Proposed Development will neither give rise to significant effects on air quality in the longer term.</p>
<p style="text-align: center;">Climate</p>	<p>It is acknowledged that construction of the Proposed Development will result in the release of carbon as well as other emissions associated with the use of HGV vehicles and other plant / machinery. The proposed built development will also require concrete and other building materials, which are known to be carbon intensive products.</p> <p>As outlined above, once completed the Site will continue to generate 'Scope 1' emissions through its proposed use, but as the installation of modern technologies advances these types of emissions should be reduced. It is likely that the new homes will be connected to a heat pump, which is recognised as a more sustainable and efficient source of energy. In addition, it is anticipated that as the use of electric vehicles becomes more widespread, greenhouse gas emissions from privately owned vehicles will be significantly lower as sustainable modes of transport become prevalent. 'Scope 2' emissions will</p>

	<p>also be consistent but again, through the increased use of renewable sources of energy supplying the main grid, these impacts can be limited. There will also be an element of 'Scope 3' emissions through supply chains which are naturally harder to quantify.</p> <p>Furthermore, given the Site's strategic location and proximity to Totton, it is also envisaged that existing public transportation options will be utilised by new residents, which helps to reduce the reliance on privately owned vehicles. The proposals also include modern pedestrian paths, which will link to neighbouring areas and help to encourage the use of sustainable modes of transportation.</p>
<p>Material Assets</p>	<p>The built development will require the use of natural resources as is standard within the construction phase of development i.e. power supply / water / primary aggregates / concrete etc. This is not considered to be an unusual or significantly complex operation and accordingly no significant effects are anticipated.</p> <p>Due to the nature of the development, there will be a requirement for a long-term energy supply in order to support the individual dwellings. However, it is anticipated that the new modern development will provide energy efficient buildings through a range of innovative techniques, which will be in accordance with the relevant requirements of the building regulations that are applicable at the time of the build. As outlined above, heat pumps, solar panels and energy efficient homes will be provided as part of new residential development schemes. In addition, as the UK heads towards 'Net Zero' it is envisaged that energy taken from the main grid network will also be utilising a higher proportion of renewable sources.</p>
<p>Risk of Major Accidents and Disasters</p>	<p>The Site is not known to be susceptible to land instability or extreme and / or adverse climatic conditions. Considering the nature and location of the Proposed Development, it is not considered to be vulnerable to, or give rise to significant impacts in relation to the Risk of Accidents and Major Disasters.</p>

<p>Cultural Heritage</p>	<p>The Site is not located within any statutory and / or non-statutory designated sites and is not within a Conservation Area (CA). However, the Forest North East is a large Conservation Area to the southwest of the Site as shown on the EDP (Appendix 2).</p> <p>The nearest heritage asset is the Grade II Listed property; Little Testwood House, which is circa 250m directly to the east. This is closely followed by another Grade II Listed Building; Broadmoor Cottage, which is located circa 300m to the southwest.</p> <p>The nearest Scheduled Monument is the Tatchbury Mount Hillfort, located c.1.4km to the southwest of the Site.</p> <p>There are numerous other Grade II Listed Buildings within the Forest North East Conservation Area to the southwest. However, there is intervening plantations and the A326 road corridor, which successfully screen views of the Application Site.</p> <p>There is likely to be a requirement for a desk based archaeological assessment to inform further archaeological fieldwork and the Applicant has confirmed that a geophysical survey will be undertaken later this month. This will ensure any potential archaeological features both above and below ground are recorded and mitigated accordingly.</p>
<p>Landscape</p>	<p>The Site does not fall within any statutory landscape designations and is not within the Green Belt.</p> <p>The Application Site falls into National Character Area (NCA) 128: South Hampshire Lowlands. Although the land use is predominantly urban, including the city and port of Southampton and its adjoining towns and suburbs, there is lots of woodland and considerable biodiversity interest. Ancient Woodland is prevalent amongst the areas of woodland and Southampton Water is internationally recognised for its importance for breeding and overwintering waterfowl and waders.</p>

	<p>There are no Public Right of Ways (PRoWs) set within the boundary of the Site. However, the nearest rights of way relate to two bridleways, one to the west of the Site and Pauletts Lane (Ref: 166/3/1) in an east-west alignment and another (Ref: 166/4/1) to the north of the Site on the other side of the A36. There are other PRoWs within the wider context as shown on the EDP (Appendix 2).</p> <p>In summary, it is evident that the Proposed Development can be accommodated within the local landscape with appropriate design and suitable mitigation measures. Nevertheless, landscape and visual impacts are inevitable due to the scale and type of the built development proposed, but these will be mitigated through the retention of the existing mature trees and hedgerows, other marginal vegetation and the use of multi-use green spaces that provide buffer zones to existing forms of development.</p> <p>The Proposed Development will incorporate appropriate design and landscape measures wherever possible, with all reinforcement or new planting utilising native species that are in keeping with local landscape character and consider the nature of views available. Nevertheless, a Landscape and Visual Assessment (LVIA) will need to accompany a future planning application to assess the potential impacts.</p>
<p>Cumulative and Interactive Effects</p>	<p>There are two notable planning permissions for residential development that are awaiting determination as well as a third that has been granted planning permission, within close proximity of the Proposed Development, these are outlined below;</p> <ul style="list-style-type: none"> • Land North of Cooks Lane, Totton. 196 dwellings, including access from Cooks Lane, public open space and access (Ref: 22/10219) immediately adjacent Site to south and west – the application was submitted in February 2022 and is awaiting determination. It should be emphasised that this much larger scheme did not constitute EIA development;

- Land West of Hill Street, Calmore, Netley Marsh. 60 dwellings, creation of two accesses from Hill Street, parking, landscaping, open space and associated works (Ref: 22/10854) c.30m to the north of the Site on the other side of the A36 – this application was submitted in July 2022 and is awaiting determination. No EIA was required for this application either, which is of a similar nature and size to the Proposed Development; and
- Land North of Salisbury Road, Calmore, Netley Marsh. Up to 280 dwellings, demolition of existing buildings, highway improvements, formal and informal open space as well as all other landscaping, infrastructure and associated works (Ref: 20/10997) c.100m to the northwest of the Site on the other wide of the A36 (immediately adjacent Land West of Hill Street as described above) – this application was submitted in September 2020 and approved in January 2023. Once again, it should be emphasised that this much larger scheme did not require EIA.

No other applications for planning permission or granted planning permissions have been identified that are likely to cause cumulative effects, however, this is a continuous process that will be undertaken as the planning application is prepared.

Conclusion

It is considered that the proposals fall within the category of Schedule 2 (10 b) as described in the EIA Regulations 2017. Development proposals described under Schedule 2 require an EIA if they are considered *likely to have significant effects on the environment* by virtue of factors such as nature, size, or location. Given that the Proposed Development does not exceed any of the screening thresholds in Schedule 2 (10 b), it is unlikely to cause significant effects that would require a need for an EIA. However, due to the proximity to an 'Environmentally Sensitive Area', neighbouring

development and the potential for cumulative effects, this Screening Report has been provided to the Local Planning Authority for robustness.

The Screening process should consider the development proposals against the criteria and thresholds which are included within the EIA Regulations and accompanying PPG in determining the requirement for an Environmental Statement (ES) to accompany an application for planning permission.

Schedule 3 of the EIA Regulations provides selection criteria for Screening Schedule 2 development, which includes three broad categories for consideration: the characteristics of the development; the environmental sensitivity of the location; and the characteristics of the potential impacts.

The PPG, under the Environmental Impact Assessment section (Paragraph 057), provides further indicative criteria and thresholds, as well as key issues to consider, in the determination of likely significance of effects. For 10 (b) Urban Development Projects, the criteria and advice given are:

- "Indicative Criteria and Threshold – 'Sites which have not previously been intensively developed:
 - i. area of the scheme is more than 5 hectares
 - ii. it would provide a total of more than 10,000m² of new commercial floorspace
 - iii. the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings

- "Key Issues to Consider – 'Physical scale of such developments, potential increase in traffic, emissions and noise."

As explained earlier, the Proposed Development does not exceed any of the three indicative thresholds as outlined above. However, due to the potential for cumulative effects arising from neighbouring development of a similar nature, it is clear there is potential for increases in traffic and emissions, which cumulatively could cause effects. Nevertheless, whilst there may be some effects in terms of traffic, emissions and noise as a result of the Proposed Development, these would be limited in their effect and extent, such that none of them could be considered to constitute 'significant effects' in the context of the EIA Regulations.



Consequently, it is considered that the proposals do not constitute EIA development and would not require an Environmental Statement to be submitted with a planning application for the construction of up to 70 dwellings, with associated alternative natural recreational greenspace (ANRG), public open space, landscaping, means of access and ancillary infrastructure. A much larger scheme for residential development on adjacent land was confirmed not to constitute EIA development and as such, the Proposed Development is also unlikely to warrant EIA either in isolation or cumulatively. It should be emphasised that the Site is in a strategic location and allows further residential development within Totton to be undertaken in a controlled and sustainable manner to support the needs of a range of social and demographic groups within the local and wider area.

Nevertheless, any subsequent planning application will be accompanied by the necessary technical assessments to enable the Local Planning Authority to consider and determine the planning application on its own merits.

We look forward to receiving the Council's response to this Screening Request within the designated 3-week timeframe on receipt of this request, as stated in the EIA Regulations (Part II-6(6)).

Town & Country Planning
(Environmental Impact Assessment) Regulations 2017

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