

Luken Beck
30 Carlton Crescent
Southampton
SO15 2EW

Date: 2nd September 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/104/21/ESO

Dear Mr Jarvis,

Request for screening opinion for a proposed development of up to 95 dwellings
Land adjacent to Woodgate Nurseries Lidsey Road Woodgate

Screening Opinion

The Group Head of Planning has determined under delegated powers that the above proposal does not require the submission of an Environmental Statement, as any impacts as there are on the environment are not likely to be of a magnitude to be covered by the Regulations. The following environmental issues are considered relevant to this proposal and have been considered in reaching this decision:

The Council considers that the proposal is an "Urban Development Project" as found within section 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Regarding the Schedule 2 relevant criteria and thresholds, it is noted that the site area of approx. 3.2 hectares does not exceed the applicable threshold of 5ha and the number of proposed dwellings of 95 does not exceed the applicable threshold of 150.

According to paragraph: 032 (Reference ID: 4-032-20170728) of the Planning Practice Guidance (PPG), all developments in sensitive areas should also be screened regardless of whether they meet the stated thresholds. The PPG states that sensitive areas are:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and scheduled monuments.

The PPG also states that "In certain cases, local designations which are not included in the definition of "sensitive areas", but which are nonetheless environmentally sensitive, may also

be relevant in determining whether an assessment is required".

I concur with your observations on page 6 of your letter that the site is not located within a 'sensitive area'. The site is within the 12km buffer for the Singleton and Cocking Tunnels SAC but is not actually within the SAC and there are no sensitive areas in close proximity to the site.

Paragraph: 017 (Reference ID: 4-017-20170728) of the PPG states that "Projects which are described in the first column of Schedule 2, but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

Therefore, it is not considered that the proposal is Schedule 2 development or within a sensitive site and as such, an Environmental Impact Assessment is not required.

This determination that an environmental statement is not required should not be seen as an indication of the Council's view on the planning merit of the proposal.

Yours sincerely



Neil Crowther
Group Head of Planning