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Our Ref: 10/74014/001
Date: 11th March 2010
Direct Line: 02392 446516
Ask For: Mrs A. Wright
E-mail: aaron.wright@havant.gov.uk

Dear Mr Hawthorne,

**The Town and Country Planning (Environment Impact Assessment)
(England and Wales) Regulations 1999 – Screening Opinion**

**Proposal: Construction of 280 new dwellings and a doctor's surgery and
17ha of public open space at Hampshire Farm, Emsworth**

Thank you for your screening request and report with informal plans of 15th February regarding the above development proposal. You have requested that the Local Planning Authority adopt a screening opinion under the provisions of the above Regulations on or before 12th March.

The proposal does not fall within the range of development types under Schedule 1 of the above Regulations but appears to fall within Schedule 2 Section 10(b), which relates to "urban development projects" exceeding 0.5 hectares. As such it has been necessary to consider whether the proposal is likely to give rise to significant impacts which would give rise to the need for a formal Environment Impact Assessment.

In considering your request, this Authority has had regard to selection criteria contained in Schedule 3 of the Regulations including the size and location of the development, cumulative impacts with other development, natural resources and possible pollution or nuisances. Consideration has been given to environmental sensitivities in the wider area, which includes nationally and internationally designated sites for nature conservation approximately 2km from the site. Accordingly consultation has been undertaken with Natural England, as advised in paras 34-40 of Circular 02/99: Environmental Impact Assessment.

A range of other consultations has included Environment Agency, Hampshire County Council (including the County Ecologist), neighbouring authorities and other sections of this Council, including Environmental Health and Engineering. For your assistance, a summary of responses received is attached at the end of this letter.

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Following these considerations and responses it is the opinion of the Local Planning Authority the proposal is not likely to lead to significant impacts. Accordingly it is the opinion of the Authority that the submission of an Environmental Impact Assessment (EIA) is not required.

The reasons for adopting this opinion are:

In consideration of Annex A.19 of the Circular, whilst the site exceeds 5ha, the level of housing development (280 dwellings) is substantially less than 1000 dwellings also referred to as an indicative threshold in the Annex. It also includes the change of use of 17ha for use as new public open space. As such Natural England has confirmed that the proposal is not likely to lead to significant effects on statutory sites. The County Ecologist has expressed a similar opinion.

With regard to protected species and habitats under the national Biodiversity Action Plan, Natural England (NE) and the Environment Agency (EA) have noted potential impacts, some of which may be enhancements. However, neither consultee nor the County Ecologist has referred to potentially significant impacts.

In furtherance of this point, this Authority notes that advice from NE, EA combined with that of the Council drainage engineers, points to the need for sensitively designed drainage, mindful of the volumes and quality of water and its relationship with chalk streams (BAP habitat), riverine ecology. This Authority recommends that your drainage proposals are designed and reviewed by close working with ecologists to ensure that nature conservation interests are safeguarded (for instance that any pollution risks are properly intercepted) and that conservation enhancements are maximised.

I understand from the extract of your initial infrastructure (drainage) report received today, that the level raising required in order to achieve adequate drainage gradients, including self-cleansing sewers, is in the order of 300mm and localised. I suspect that this is unlikely to lead to adverse visual impacts, but please consider this in relation to neighbouring properties and the protection of tree and hedgerow root systems.

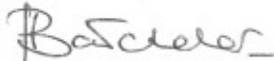
In consideration of other potential impacts it is noted that neither the Highways nor Environmental Health officers have referred to a need for EIA, the area is not within a designated Air Quality Management Area but this Authority advises that the sensitivity of the proposed doctors surgery should be taken into account in as part of your air quality assessment, using traffic data from your traffic assessment.

Regarding other or cumulative impacts, the size and location of the development is considered unlikely to lead to other likely significant impacts, but it is important that matters such as design and access, tree preservation and protection, relationship to the surrounding landscape and streetscape, neighbouring amenities and provision of infrastructure, including socio-economic infrastructure, (such as education, health and maintenance of public open space and drainage) are fully considered in your future submissions as part of any planning application.

Finally, please note that this opinion is made on the basis of your current informal proposals. Further screening may be necessary in the event of a substantially different proposal. It is also possible that screening may be necessary at reserved matters stages.

I trust that the above is clear but should you have any further questions please do not hesitate to contact Mrs Wright in the planning Development Control Team.

Yours sincerely,



Jackie Batchelor
Head of Development Technical Services

