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28 June 2011

Dear Mr. Carrington

**The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999: Screening Opinion of the Local Planning Authority.**

**Site Address: Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN**

**Proposed Development: Reserved Matters Application for 280 No. residential dwellings relating to layout, appearance, scale and landscaping following Outline Planning Permission 10/74014/000.**

I refer to the above application, which was received on 6th June 2011. Pursuant to Section 7(1) of the above regulations, this letter represents the formal Screening Opinion of the Local Planning Authority as to whether or not this proposal represents EIA development.

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), specifically "urban development projects" exceeding 0.5 hectares. As such it has been necessary to consider whether the proposals the subject of this Reserved Matters Application are likely to give rise to significant impacts which would give rise to the need for a formal Environmental Impact Assessment.

In considering this matter, the Local Planning Authority has had regard to the selection criteria contained within 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.

**It is the opinion of the Local Planning Authority that the proposals are 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 set out below.

The site has an extant outline planning permission (LPA reference: 10/74014/000) which establishes the principle of development of 280 houses, a doctor's surgery and 17 hectares of public open space on this site. That application was not considered by the LPA to represent EIA development. The details provided with this Reserved Matters Application follow the broad terms and principles of the outline application, and no increase in the overall scale of development is proposed.

Since the grant of the outline planning permission, there have been no fundamental changes to Policies or national legislation that would warrant the development being subject to EIA on this occasion. The scale and form of the proposals raise no further issues (in terms of principle) over and above those considered at outline stage and the details that are contained within the application here

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do not significantly differ from the overall initial masterplanning principles of the outline application. The level of housing provision remains 280 units (unchanged) and is substantially less than the 1000 dwelling threshold referred to in Annexe A.19 of Circular 02/99.


In terms of the characteristics of the development, the size of what is proposed is unchanged to what was contained within the outline planning permission. The development is sited adjacent to existing built up areas, so in terms of its cumulative effect, the size and location of the development is considered unlikely to lead to other likely significant impacts. The site is a previously allocated site for development of this type, and is within a position that is adjoining existing established residential areas, and maintains this relationship to the surrounding landscape and streetscape.

The characteristics of the site, the location of the site, and the uses proposed do not meet the selection criteria within Schedule 3 of the Regulations. Given the Screening Opinion adopted by the LPA in consultation with statutory consultees at the time of considering the outline application, coupled with the fact that surrounding designations, constraints and planning policies covering the site and the issues that it raises have not changed, it is not considered that these reserved matters raise any issues that would warrant the development being classed as EIA development, and the criteria within Schedule 3 of the regulations are not met.

Please note that this opinion is made on the basis of the current Reserved Matters Application. Further screening may be necessary in the event of a different proposal or amendments being made. It should also be noted that the contents of this letter are made entirely without prejudice to any final decision the Council will make in respect of this application.

I hope that the above is clear, but should you have any further questions please do not hesitate to contact Mr. Sebinger in the Planning Development Control Team.

Yours faithfully



 Julia Potter

**Executive Head of Planning and Built Environment**

