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Angela Schembri – Associate
RPS Planning,
1st Floor West,
Cottons Centre,
Cottons Lane,
London,
SE1 2QG

5th August 2008

Dear Ms Schembri,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 1999
SCREENING OPINION REQUEST IN RESPECT OF THE DEVELOPMENT OF LAND
SOUTH OF CROSSLAND DRIVE HAVANT FOR A COMMUNITY HOSPITAL**

Thank you for your letter and plan dated 16th July (received 17th July) requesting a screening opinion in respect of the above matter on behalf of your clients Solent Community Solutions.

I note that the development is likely to comprise:

- Community Hospital on a site of approximately 1.7 ha;
- Buildings for hospital uses with support facilities for staff, administration areas and changing facilities;
- Approximately 148 parking spaces;
- Gross external floor area for the hospital would be approximately 8,856 m² at ground floor level and 3,898 m² at the first floor

I concur with your view that, in this case, the development comprises Schedule 2 development for which a screening opinion can be requested as it is an 'Infrastructure Project' comprising an 'urban development project' on land in excess of 0.5ha in Schedule 2(10) of the Regulations.

In my opinion, having regard to the selection criteria in Schedule 3 to the Regulations and the guidance in Circular 2/99, the development would not be likely to have significant effect on the environment by virtue of factors such as its nature, size or location.

As a result, I can confirm that the development described in your letter and plan is not EIA development.

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Statement of Reasons (Regulation 4)

The site does not lie within an environmentally sensitive area. The site area does not exceed 20ha in area. The proposal does not comprise new commercial floorspace and the site is located within an existing urban area. On the basis of the information available it is not considered that the proposed development would give rise to a level of traffic, emissions or noise sufficient to require the submission of an Environmental Impact Assessment. Furthermore the site is identified in Havant Borough District Wide Local Plan proposals map as part of the land allocated for 'Community health facilities' and under policy CS2.

This letter should be taken as the local planning authority's screening opinion under the Regulations, and I can confirm that I have the delegated authority for issuing this screening opinion.

Yours Sincerely



Mrs. J A Batchelor

Head of Development and Technical Services

