

Mr. C. Rees
Savills
Brunswick House,
Brunswick Place,
Southampton
SO15 2AP

Our Ref: GEN/11/00732
Your Ref: SNPL156593
Direct Line: (023) 92446461
Ask For: Mr. A. J. Sebbinger
Email: alexander.sebbinger@havant.gov.uk
6th July 2011

Dear Mr. Rees

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

Site Address: Woodcroft Farm, Woodcroft Lane, Waterlooville, Hampshire
Proposed Development: Development of land at Woodcroft Farm, for 370 residential dwellings and associated parking.

Thank you for your letter dated 14th June 2011 (received by us on 15th June 2011) requesting a Screening Opinion from the Local Planning Authority pursuant to Regulation 5 of the above regulations. This letter represents the formal response of the Local Planning Authority as to whether or not the proposal outlined in your letter 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 are likely to give rise to significant impacts which render it EIA Development.

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.

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 proposal is NOT Environmental Impact Assessment (EIA) Development, and the submission of an Environmental Statement (ES) is NOT required.

The reasons for adopting this opinion are set out below.

In consideration of Annex A.19 of Circular 02/99, whilst the site exceeds 5 hectares, the level of housing development (370 dwellings) is substantially less than the 1,000 dwellings also referred to as an indicative threshold in the Annex. This site is one that has been allocated for residential development through the Council's Local Development Framework (LDF), and has been previously subject to the consultation. Since the allocation of the site, there have been no fundamental changes to Policies or national legislation that would warrant the development being considered as creating significant

environmental impacts.

In terms of the characteristics of the development, the scale and density proposed (370 units) and the maximum height (3 storeys/11.5 metres) is respective of the immediate surrounding area. 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.

Although natural resources (in the form of meadow land) will be used, this land is currently used for the grazing of horses. As this is not prime quality agricultural land it is not considered that natural resources will be unduly lost. Furthermore, the development proposals (residential) will not give rise to the production of waste or pollution and other nuisances, nor will the development type give rise to any undue risk of accidents.

In terms of the location of the development, as stated above, the site shown outlined in red is directly adjacent to the existing built up area of Weock, and represents an urban extension previously allocated within the LDF. The planning application and consultation process will establish the impact on biodiversity and the landscape, and as the site is not subject to any special designation, it is considered that that process will be sufficient to cater for any environmental impacts caused by this proposal.

It is noted that the planning application is to comprise:

- Habitat/Ecological Survey
- Bat and Reptile Survey
- Archaeological Desk Based Assessment
- Travel Plan
- Transport Assessment
- Air Quality Assessment
- Ground Condition Report/Risk Assessment
- Arboricultural Report
- Visual Impact Appraisal

These reports will address the key natural/environmental issues and are, of course, required for the planning application to be validated accordingly. In the light of the studies that are to be submitted, coupled with the location of the site, and the characteristics of the development proposal (which do not meet the selection criteria within Schedule 3 of the Regulations) it is not considered that the proposals raise any issues that would warrant the development being classed as EIA development.

Please note that this opinion is made on the basis of the details submitted with your letter dated 14th June 2011. 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 any application submitted.

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 sincerely

Julia Potter

Executive Head of Planning and Built Environment