



Our Ref: APP/10/00497
Direct Line: (023)9244 6549
Ask For: Mr D Eaves
Email:planning.development@havant.gov.uk

The following application was screened on the 13th August 2010 when it was concluded that an Environmental Impact Assessment was not required. The basis for this opinion is given below.

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

Site Address: Land south of Scratchface Lane, adjacent to A3M and West of Brooklands Road & Hillmead Gardens, Havant

Proposed Development: Outline application for the erection of 92No. open market and affordable dwellings comprising 4No. 1 bed flats; 4No. 2 bed flats; 31No. 2 bed houses; 44No. 3 bed houses; 9No. 4 bed houses; new pumping station; new vehicular access from Brooklands Road including demolition of 2No. dwellings; and new pedestrian and cycle accesses onto Scratchface Lane and Portsdown Hill Road

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 Environmental Impact Assessment.

The site does not lie within an environmentally sensitive area as defined in regulation 2(1) and repeated in paragraph 36 of Circular 02/99. It is not located in a Site of Special Scientific Interest (SSSI) or a consultation area around an SSSI or any of the other listed sensitive areas.

Appendix A of Circular 02/99 provides indicative thresholds and criteria for identification of Schedule 2 Development Requiring EIA. In the case of Urban Development Projects paragraph A19 states *'Development proposed for sites which have not previously been intensively developed are more likely to require EIA if:*

- the site area of the scheme is more than 5 hectares; or
- it would provide a total of more than 10,000 m² of new commercial floorspace; or
- the development would have significant urbanising effects in a previously non, urbanised area (e.g. a new development of more than 1,000 dwellings).

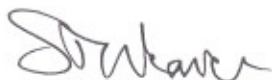
In this case the site area is below 5 ha, it would not provide commercial floorspace and the development

would not have a significant urbanising effect in a previously non, urbanised area with the development seeking 92 dwellings which is not comparable to the indicative figure of 1000 given above.

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 the saved policies of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework policy H4 as a reserve housing site.

Although not assessed as part of an Environmental Impact Assessment, the impact of traffic, the effects on nature conservation etc will be assessed as part of the consideration of the planning application.

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.



for Julia Potter
Executive Head Planning and Built Environment