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TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS') SCREENING OPINION REQUEST IN RESPECT OF THE DEVELOPMENT at Cabbagefield Row, Swanmore Road, Leigh Park, Havant, PO9 4EX

PROPOSED DEVELOPMENT - Outline planning application for the development of 150 dwellings, biodiversity enhancements including biodiversity buffers and species-specific enhancements, SUDS, community orchard, associated landscaping, parking and access.
Dear Sir/Madam

I am writing to you in regard to your EIA Screening Request in respect of the above development.

Having considered the proposal as detailed in your letter, Havant Borough Council is of the opinion that the application does not fall within Schedule 1 Development of the Environmental Impact Assessment Regulations 2017 but within Schedule 2 Development, Part 10, Infrastructure Projects (b) – Urban development projects. However, Havant Borough Council has also given consideration to the characteristics of the development, its location and potential impact as set out in Schedule 3 of the Environmental Impact Assessment Regulations 2017 and Planning Practice Guidance. Planning Practice Guidance indicates the types of case in which, an EIA is more likely to be required.

EIA is more likely to be required where:

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

'Account is also to be taken of the physical scale of such developments, potential increase in traffic, emissions and noise.'

It is noted that total site area is 7.2 ha, but the developable area itself is 4.2 ha.

Taking into account the schemes scale, nature and location, associated proposed assessments to accompany a planning application and likely mitigation measures it is not anticipated it will result in significant environmental effects. Therefore, the Local Planning Authority considers that the forthcoming application for this site **is not EIA development**.

Statement of Reasons:

- The built area does not lie within an environmentally sensitive area.
- The built area of the scheme is less than 5 ha.
- The development would not result in development of more than 150 dwellings
- The characteristics of the development result in the retention of significant areas of undeveloped land with residential development.

- The impact on water resources, flood risk, pollution and contamination can be managed through the planning application process.
- The site itself is not considered to include specific characteristics that would mitigate against development in principle in ecological terms.
- Potential impacts in relation to adjacent site of Nature Conservation Interest can be considered, managed and mitigated through the planning application process.
- The impact of the proposed development on protected species can be effectively reduced through the planning application process through appropriate avoidance and mitigation measures being secured.

Cumulative/In-Combination Effects - effects in combination with the Reservoir development would not give rise to significant cumulative effects.

This letter should be taken as the Local Planning Authority's screening opinion under the Regulations.

Yours sincerely

Simon Jenkins
Director of Regeneration and Place
Havant Borough Council and East Hampshire District Council