



**Havant**  
**BOROUGH COUNCIL**

Public Service Plaza  
Civic Centre Road  
Havant  
Hampshire PO9 2AX

T 023 9247 4174  
F 023 9248 0263

[www.havant.gov.uk](http://www.havant.gov.uk)

Mrs Roome  
Hampshire County Council Property Services  
Room 0.01  
Castle Avenue  
Winchester  
SO23 8UJ

Our Ref: APP/18/00845  
Direct Line: (023) 9244 6549  
Ask For: Mr D Eaves  
Email: [planning.development@havant.gov.uk](mailto:planning.development@havant.gov.uk)  
15 October 2018

Dear Mrs Roome

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS  
2017 (SI 571/2017) ('THE EIA REGULATIONS')  
SCREENING OPINION IN RESPECT**

**Site Address:** Former Oak Park School, Leigh Road, Havant

**Proposed Development:** Variation of outstanding pre-commencement conditions 3, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 22, 23, 24 and 25 of planning permission APP/15/00303 (Havant Health and Well-Being Campus) by the addition of the words "With the exception of the minor access works and service yard shown on drawing no. 598-PL-103" at the beginning of the relevant pre-commencement conditions and removal of duplicated condition 16 to allow for early construction of minor access works and service yard.

Planning Application APP/18/00845 is a S73 application to vary planning conditions imposed on planning permission APP/15/00303 has been screened in accordance with the above regulations.

It is noted that the overall development to which the S73 planning application relates comprises the following:

- Health and Well-Being Campus on a site of approximately 1.93ha;
- Care Home - 2 Storeys - 80 beds
- Extracare Flats - 3 Storeys - 51 flats
- Supported Living flats - 3 Storeys - 48 Flats
- Community Hub - Single storey
- Car Parking (approximately 79 spaces)
- Access roads
- Amenity Gardens
- Associated infrastructure and works
- The gross internal floors pace would be approximately 10,291 sqm

The development comprises Schedule 2 development for which a screening opinion is required as it is an 'Infrastructure Project' comprising an 'urban development project' on land in excess of 1 ha in Schedule 2(10) of the Regulations. The development is a mixed use scheme and whilst the total number of dwellings does not exceed 150 it is considered appropriate to screen the development given the mixed form of the proposal.

It is considered, having regard to the selection criteria in schedule 3 to the Regulations and the associated guidance including screening indicative criteria and thresholds, 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 planning application, associated plans, documents and in the original planning permission **is not EIA development**.

## Statement of Reasons:

- The site does not lie within an environmentally sensitive area.
- The area of the scheme is less than 5 ha.
- The development would not result in development of more than 150 dwellings
- The development would not have a significant urbanising effect in a previously non-urbanised area (the site was formally occupied by a School and Education Office and is located in the built up area with residential and health related development surrounding the site).

In addition the site is allocated for development in Havant Borough Local Plan (Allocations) July 2014 policy HB3 (Site H69) for Housing, Care Home and Community Health uses.

Finally, in relation to the original planning permission APP/15/00303, Natural England provided the following consultation response:

### ***Internationally and nationally designated sites***

*The application site is within or in close proximity to a European designated site, and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is in close proximity to the Chichester and Langstone Harbours SPA and the Solent Maritime Special Area of Conservation (SAC) which are European Sites. The sites are also listed as the Chichester and Langstone Harbours Ramsar site and also notified at national level as the Chichester Harbour, Warblington Meadow, and the Langstone Harbour Sites of Scientific Interest (SSSIs).*

*In considering the European site interest, Natural England advises that you, as a competent authority under the provisions of the Habitat Regs, should have regard to any potential impacts that a plan or project may have.*

### ***SPA/SAC/Ramsar: No Objection***

*The consultation documents do not include information to demonstrate that the requirements of the Habitat Regs. have been considered by your authority, ie the consultation does not include a Habitats Regulations Assessment.*

*In assisting your authority on the requirements relating to Habitats Regulations Assessment, and to assist you in screening for the likelihood of significant effects, based on the information provided, Natural England offers the following advice:*

- *the proposal is not necessary for the management of the European site*
- *that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment*

*Natural England advise that based on the submitted information some of the accommodation included in the proposal are likely to be required to make a contribution to the mitigation as recommended by the Solent Recreation Mitigation Project.*

*Provided that the applicant is complying with the SPD or policy, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), and **has no objection** to this aspect of the application.*

### ***SSSI: No objection – no conditions requested***

*This application is in close proximity to The Chichester Harbour, the Warblington Meadow, and the Langstone Harbour Sites of Special Scientific Interest (SSSIs). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise that these SSSIs do not represent a constraint in determining this application.*

The original planning permission was subject to a S106 Agreement securing a financial contribution towards the Solent Recreation Mitigation Project and the S106 Agreement is not being varied in relation to this application and the requirement will continue to apply.

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

A handwritten signature in blue ink, appearing to read 'S Jenkins', with a horizontal line underneath.

Simon Jenkins  
Head of Planning - Havant Borough and East Hampshire District Councils