



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Searles
Enzygo Ltd
The Granary
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

Our Ref: APP/15/00303
Direct Line: (023) 9244 6549
Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
14 April 2015

Dear Mr Searles

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 2011
SCREENING OPINION REQUEST IN RESPECT OF THE DEVELOPMENT OF LAND AT
FORMER OAK PARK SCHOOL, LEIGH ROAD, HAVANT**

Proposed Development: Havant Health and Well-Being Campus, comprising an 80-bed nursing home, 51 affordable extra care flats, 48 affordable and market supported living flats, community hub facilities, landscaped amenity gardens, car parking, with vehicular access from River Way and Leigh Road and pedestrian access from Lavant Drive and Crossland Drive with associated infrastructure.

Planning application reference APP/15/00303 has been screened in accordance with the above regulations.

I note that the development 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 floorspace 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 0.5 ha in Schedule 2(10) of the Regulations.

In my opinion, having regard to the selection criteria in Schedule 3 to the Regulations and the associated guidance including indicative screening 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 and associated plans and documents **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 provide new commercial floorspace of more than 10,000sqm.
- 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).

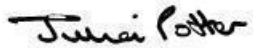
In addition the site is allocated for development in Havant Borough Local Plan (Allocations) July 2014 policy HB3 (Site H69) for Housing, Care Home and Community Health uses.

Finally at pre-application stage the draft scheme was assessed by Natural England who concluded that:

The proposal is not likely to have a significant effect on the interest features for which the above SSSI/SAC/SPA/Ramsar sites are designated, either alone or in combination with other plans or projects subject to assessment against the Solent Recreation Mitigation Policy (which will take place in association with consideration of the associated 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.

Yours Sincerely



Julia Potter
Executive Head - Economy and Planning