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The Town and Country Planning (Environmental Impact Assessment) Regulations 2011: Screening Opinion.

Site Address: Proposed Development Site Manor Farm and Copseys Nursery, Hallett Road, Havant

Proposed Development: 191 dwellings with access from Glenleigh Park, Hallett Road, Fifth Avenue and Blenheim Gardens.

I refer to your letter of the 28 November 2012 with regard to the above proposed development.

The application has been screened in accordance with the above regulations and it is concluded that an Environmental Impact Assessment is not required. The basis for this opinion is given below. 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 is located within a consultation area around an SSSI which is an environmentally sensitive area as defined in regulation 2(1) and repeated in paragraph 36 of Circular 02/99. It is not located within a Site of Special Scientific Interest (SSSI) or any of the other listed sensitive areas although it is close to habitats which form part of the Chichester Harbour SSSI. This SSSI is part of the Chichester and Langstone Harbours SPAs, SACs, Ramsar Sites and SSSIs. Natural England has therefore been consulted in relation to the development. They have advised that in their view a Habitats Regulations Assessment (HRA) and Landscape and Visual Impact Assessment should be undertaken. There concern was that the proposed development could have significant indirect impacts upon the aforementioned designated sites, with reference to recreational activity. This would be considered as part of the above HRA.

Appendix A of Circular 02/99 provides indicative thresholds and criteria for identification of Schedule 2 Development Requiring EIA, it should be noted that whilst the thresholds do not apply within environmentally sensitive areas (in this case a consultation area around an SSSI) they do provide useful guidance. The fact that the site is within the consultation area has been addressed separately with Natural England's guidance.

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 is 9.2 hectares in size. Approximately 6ha of the site will comprise of built form. There would be no commercial floorspace provided within the development site and it would not have a significant urbanising effect in a previously non-urbanised area with the development seeking 191 dwellings which is not comparable to the indicative figure of 1000 given above. However, in terms of development intensity, approximately 3 hectares of the site will comprise of landscaping, play areas, open space and allotments, affording opportunity for recreational activities. The intrinsic provision of on-site recreational space will assist in limiting environmental impacts. The site is not within an air quality monitoring area.

On the basis of the information available it is not considered unlikely that the proposed development would give rise to significant impacts by reason of traffic, emissions, pollution or noise sufficient to require the submission of an Environmental Impact Assessment. An HRA will be carried out if it is subsequently resolved to grant planning permission.

Although not assessed as part of an Environmental Impact Assessment, the impact of traffic, the effects on nature conservation, drainage schemes 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.

Yours sincerely

Mr Chris Murray
Service Manager (Planning Development)