

FAREHAM

BOROUGH COUNCIL

Jo Baker
Terence O'Rourke
Linden Hall
162 – 168 Regent Street
London
W1B 5TE

Head of Development
Management
Lee Smith

Contact: Richard Wright

Tel.: 01329 824758

Date: 13th June 2017

Dear Ms Baker,

REQUEST FOR SCREENING OPINION UNDER REGULATION 5(1) OF THE TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 FOR:

Proposed development of up to 350 residential dwellings and open space

Land to the east of Downend Road, Portchester

Our reference: P/17/0592/EA

I refer to the above request for a formal screening opinion in relation to the above proposed development pursuant to Regulation 5 of the EIA Regulations 2011 (as amended). The request was received on 15th May 2017.

For the avoidance of doubt, at outset it is important to state that it is the opinion of the Local Planning Authority that the development type and threshold falls within Schedule 2 (10 (b)) of the Regulations; *Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas* and exceeds the thresholds set out in the 2015 amendment to the EIA regulations in that the development includes more than 150 dwellings and the overall area of the development exceeds 5 hectares.

Taking into account the criteria set out within Schedule 3 of the Regulations, the scale and characteristics of the development, the location of the development and relationship with the surrounding natural environment are such that the Local Planning Authority is of the view that the proposals do not represent EIA Development and therefore no further assessment under the EIA regulations is required.

The request for the Local Planning Authority to provide a screening opinion has been submitted accompanied by the applicant's own screening opinion provided by Terence O'Rourke on behalf of Miller Homes.

Department of Planning and Regulation
Civic Offices Civic Way Fareham PO16 7AZ
Tel (01329) 236100
rwright@fareham.gov.uk

The government's Planning Practice Guidance (PPG) provides indicative screening thresholds to help determine whether significant effects are likely. This is discussed at paragraphs 4.12 – 4.19 of the applicant's own screening opinion which explains that, whilst the scheme is more than 5 hectares in size, it is bounded on its southern and eastern sides by urban development of a similar nature to that proposed. Notwithstanding, the significant effects of the proposed developments are set out with particular regard to the key issues identified by the PPG of the physical scale of the development, the potential increase in traffic, emissions and noise. The Local Planning Authority concurs with the assessment in the applicant's screening opinion paragraphs 4.20 – 4.63 and the conclusions drawn in paragraphs 4.64 – 4.65.

A relatively small area of the site identified as being where the built development would take place is within an area designated within the Hampshire Minerals and Waste Plan (2013) as a mineral safeguarding area. The purpose of this designation is to protect economically viable mineral resource deposits from needless and unnecessary sterilisation. This has not been identified in the applicant's screening opinion. Notwithstanding, given the limited extent to which built development might encroach within this safeguarded area, the Local Planning Authority is of the view that the effects of the development are unlikely to be significant within an EIA context and this does not change the LPA's view that the development need not be the subject of further assessment with regards the EIA regulations.

Finally, in reaching the opinion expressed in this letter the Council has had regard to the advice provided by internal and external consultees such as Hampshire County Council and Natural England. Those comments contain useful information on what details would be expected to be provided if a formal planning application was to be made in the future and can be viewed on the Council's website at www.fareham.gov.uk/planning by using the reference number **P/17/0592/EA**.

Please contact me should you wish to discuss the content of this screening opinion further.

Yours sincerely

Richard Wright
Principal Planner (Development Management)