

EAST HAMPSHIRE



Partners

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East Hampshire District Council

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Dr Nick Davey
Entran Ltd
12 Greenway Farm
Bath Road
Wick
Bristol
BS30 5RL

Case Officer: Nick Upton
Direct Dial: 01730 234232
Fax no: 01730 260288
Our Ref: 55318
Your Ref:
Date: 17 January 2014
email: nick.upton@easthants.gov.uk

Dear Dr Davey

Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

SCREENING OPINION

Proposal: REQUEST FOR SCREENING OPINION - RESIDENTIAL DEVELOPMENT
COMPRISING 144 DWELLINGS
Site: Land East of Cawk House, Stoney Lane, Medstead, Alton

Attached is a copy of the Screening Opinion.

Yours sincerely

Chris Murray
Service Manager Planning Development

Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

SCREENING OPINION

Proposal: REQUEST FOR SCREENING OPINION - RESIDENTIAL DEVELOPMENT
COMPRISING 144 DWELLINGS

Site: Land East of Cawk House, Stoney Lane, Medstead, Alton

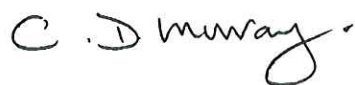
This screening opinion is written statement of the opinion of East Hampshire District Council as to whether the above development is EIA development within the meaning of the Regulations.

The development proposed falls within the description at paragraph 10b of Schedule 2 of the 2011 Regulations and exceeds the threshold in column 2 of the table in Schedule 2 to the 2011 Regulations. Therefore, the Council considers that the development proposed is 'Schedule 2 development' within the meaning of the 2011 Regulations.

In the Council's opinion however, having taken into account the criteria in Schedule 3 to the Regulations, the development would not be likely to have significant effects on the environment by virtue of factors such as the characteristics and location of the development and the scale and nature of the proposal.

Accordingly, it is the Council's opinion, that the proposed development is not 'EIA development' within the meaning of the 2011 Regulations.

This opinion on the likelihood of the development having significant environmental effects is reached only for the purpose of a screening opinion pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Please also note that the adopted opinion is based on the present circumstances and in the event that any significant change to these or the occurrence of other large scale development within the area surrounding the development arises, then the opinion may be subject to change at the point which a planning application is submitted, if there are cumulative effects or in-combination effects that need to be assessed at that stage that may lead to significant environmental effects.



Chris Murray
Service Manager Planning Development

Date: 17 January 2014

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Summary

Reference	55318
Alternative Reference	667 357
Application Received	Wed 11 Dec 2013
Application Validated	Wed 11 Dec 2013
Address	Land East of Cawk House, Stoney Lane, Medstead, Alton
Proposal	REQUEST FOR SCREENING OPINION - RESIDENTIAL DEVELOPMENT COMPRISING 144 DWELLINGS
Status	Decided
Decision	ENVIRONMENTAL IMPACT ASSESS NOT REQUIRED
Decision Issued Date	Fri 17 Jan 2014
Appeal Decision	

Further Information

Application Type	EIA Screening Opinion
Decision	ENVIRONMENTAL IMPACT ASSESS NOT REQUIRED
Expected Decision Level	Delegated - North Area
Actual Decision Level	Delegated - North Area
Case Officer	Nick Upton
Parish	Medstead
Ward	Four Marks & Medstead
Applicant Name	Foreman Homes Ltd
Agent Name	Dr Dick Davey
Agent Company Name	Entran Ltd
Agent Address	12 Greenway Farm, Bath Road, Wick, Bristol, BS30 5RL

Environmental Assessment Requested	No
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Contacts

Agent

Dr Dick Davey

Address	12 Greenway Farm, Bath Road, Wick, Bristol, BS30 5RL
Company Phone	0117 937 4077
Personal Email	nickdavey@entranltd.co.uk
Personal Mobile	07816 961961

Important Dates

Application Received Date	Wed 11 Dec 2013
Valid Date	Wed 11 Dec 2013
Expiry Date	Wed 01 Jan 2014
Committee Date	
Standard Consultation Date	Thu 12 Dec 2013
Standard Consultation Expiry Date	Fri 27 Dec 2013
Agreed Expiry Date	
Decision Issued Date	Fri 17 Jan 2014
Environmental Impact Assessment Received	
Temporary Permission Expiry Date	

Related Information

There are 4 documents associated with this application.

There are 0 cases associated with this application.

There is 1 property associated with this application.

Our Ref: E1027 131121-EHDC-ND2

Your Ref:

Date: 21st November, 2013

Entran Ltd
12 Greenway Farm
Bath Road
Wick
Bristol BS30 5RL

Telephone: 0117 937 4077
Email: nickdavey@entrantld.co.uk

Head of Planning
East Hampshire District Council
Penns Place
Petersfield
Hampshire
GU31 4EX

Dear Sirs,

REQUEST FOR EIA SCREENING OPINION FOR THE DEVELOPMENT OF LAND EAST OF STONEY LANE, MEDSTEAD IN ACCORDANCE WITH THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011.

Entran Ltd is currently acting on behalf of Foreman Homes Limited with respect to environmental consultancy associated with the proposed development of the above site.

We write formally under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 to request the Council's Screening Opinion of whether an Environmental Impact Assessment (EIA) will be required for development of the above site.

The site area is 3.8 hectares and the proposed development is likely to comprise of approximately 144 residential units. The site is identified on the attached plan.

We look forward to receiving your Screening Opinion within the statutory period set out in the Regulations. If you require any further information please do not hesitate to contact me, otherwise I look forward to hearing from you shortly.

Yours sincerely

Dr Nick Davey
Director
M. 07816 961 961

Encl.

Site plan





Hampshire
County Council

NU

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Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tele: 0845 603 5638 (General Enquiries)
0845 603 5633 (Roads and Transport)
0845 603 5634 (Recycling Waste & Planning)

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East Hampshire District Council
Penns Place
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PETERSFIELD
Hampshire
GU31 4EX

PLANNING CONTROL

06 JAN 2014

RECEIVED

Enquiries to

Jon Huggett

My reference

6/3/6/1 (Pre app 80)

Direct Line

01962 846815

Your reference

55318

Date

2 January 2014

Email

jon.huggett@hants.gov.uk

For the attention of Nick Upton

Dear Sirs

**Request for Screening Opinion – Residential development comprising
144 dwellings at Land East of Cawk House, Stoney Lane, Medstead,
Alton**

Thank you for your sending through the above consultation. It is proposed that the residential development at Land East of Cawk House, Medstead will be comprised of 144 dwellings.

I can confirm that an EIA is not necessary to assess the highway implications of this site however a Transport Assessment in line with the Department for Transport's 'Guidance on Transport Assessments' will be required to be submitted as part of the planning application in order for the County Council to fully assess the impact of the development on the local highway network.

I trust the above is useful, should you require further information please do not hesitate to contact Jon Huggett on (01962) 846815.

Yours faithfully

Steve Jenkins
Team Leader
Strategic Transport

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

EAST HAMPSHIRE DISTRICT COUNCIL

REGISTRATION SHEET

Application Type: EIA Screening Opinion

Application No: 55318/EIA/NU

Site Address: Land East of Cawk House, Stoney Lane, Medstead,
Alton

Proposal: REQUEST FOR SCREENING OPINION - RESIDENTIAL
DEVELOPMENT COMPRISING 144 DWELLINGS

Case Officer: Nick Upton

Agent: Entran Ltd
12 Greenway Farm Bath Road Wick Bristol BS30 5RL 0117
937 4077

Applicant: Foreman Homes Ltd
c/o Agent

Date Registered: 11/12/2013

Decision Date:

Decision Type:

Appeal Decision:

Appeal Decision Date:

Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

SCREENING OPINION

This application does not fall within Schedule 1 or Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.