

TOWN & COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

'SCREENING OPINION' (REG: 5 & 7)

Proposal Expand the existing secondary school with a 420 place two form entry Primary school, making an 'All Through' education provision, proposals include the reprovision of a 55 place nursery unit which is to be retained on site, additional car parking and landscaping are also included within the proposals, part demolition of an existing boarding house and annexed nursery unit is required to facilitate the proposal

at: The Westgate School and Rotherly House, Cheriton Road, Winchester, Hampshire SO22 5AZ

County Council Ref: 12/02659/HCS

Received 18 December 2012

Refer to footnote before assessing proposal

Is the development listed in Schedule 1? **No**

Is the development listed in Schedule 2? **Yes**

10. Infrastructure Projects
(b) Urban development projects

The area if the development exceeds 0.5 hectare

Is the development likely to have significant effects on the environment?

The new two form entry Primary school would be constructed within 1.14 hectares of school grounds of an existing secondary school. Within these school grounds are a pre-school nursery, a Badminton sports centre and parking provisions. The land levels vary across the site. The proposal spans two sides of a vehicular access road.

The site does not lie within a sensitive area as defined by The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. A19 of Circular 02/99 states 'Development proposed for sites which have not previously been intensively developed are more likely to require EIA is: the site area of the scheme is more than 5 hectares.' Therefore, whilst the proposed development area exceeds the threshold in Schedule 2 it does not exceed the Circular Guidance as it is on developed land and is less than 5 hectares.

The buildings to be demolished would not have any significant environmental impacts, nor would the parking and landscaping alterations as they are modifications to the school grounds and existing access roads.



When considering the proposal against the existing secondary school campus and associated activities, the potential increase in traffic and noise is not anticipated to have significant impacts on the environment. Therefore, the proposed primary school and associated development is not considered to be an EIA development and therefore an Environmental Statement is not required.

The proposed development is not an EIA development under the *Town & Country Planning (Environmental Impact Assessment) Regulations 2011* as the scale and nature of the proposed development is such that it is not considered likely to have a significant impact on the environment.

Director of Economy, Transport & Environment
Date 3 January, 2013

*Note: An EIA development must **either**:
be within Schedule 1 **or**;
be within Schedule 2 within a 'sensitive area' **and/or** above thresholds/criteria **and/or** 'likely to have significant environmental effects'.*