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Date: 12 March, 2012
My ref: 12/P0418
Your ref:

Dear Mr. Macdonald

THE TOWN AND COUNTRY PLANNING ACT 1990 (AMENDED).

Re: Nelson Hospital Site, 220 Kingston Road, London SW20 8DB

Further to the submitted planning application under reference 12/P0418, I set out below the Council's Screening Opinion issued under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as to whether the proposal requires the submission of an Environmental Impact Statement.

Your proposals comprise Schedule 2 development (an urban project which exceeds 0.5 hectares). I have considered the proposals against Schedule 3 of the EIA Regulations and would make the following observations.

1. Characteristics of the development.

- (a) The size of the development. Whilst the site area exceeds the minimum land area threshold of 0.5 hectares, this in itself would not be a basis to require an Environmental Statement.
- (b) Accumulation with other development. Existing buildings on site cover 5,590 square metres and will be replaced with new buildings covering 10,400 sq m, the proposal therefore involves additional floorspace covering 4,810 square metres. This proposal is considered suitable for the area and the proposals would not contribute to harmful impact on the environment of the wider area by reason of accumulation with other development.
- (c) Use of natural resources. It is considered that the use of the buildings and the construction and operation of the proposed buildings would raise no issues with regards to use of natural resources that might harm the environment.
- (d) Production of waste. The proposals would be the source of waste during both construction and during operation/occupation. However, the scale and nature of the waste generated is not considered likely to be so great as to give rise to harm to the environment.

- (e) Pollution and nuisances. Any noise from the operation of the proposed uses is considered likely to have a primarily local impact. Any pollution and nuisance which might be associated with the contract period for the development is likely to be localised and short term. Safeguarding the local environment against noise and dust from construction work are matters that would normally be dealt with by conditions on any planning approval if considered necessary.
- (f) Risk of accidents, having regard to substances or technologies to be used. It is considered that the development would not give rise to undue risk of accidents arising from the use of substances or technologies either in the course of construction or the normal day-to-day operation of the proposed uses.

2. Location of the development.

- (a) Existing land uses. The site is currently occupied by hospital buildings. Whilst the development needs to be sensitive to the amenities of nearby occupiers, the proposed buildings do not raise issues in terms of environmental sensitivity.
- (b) Natural resources. The proposals raise no issues in terms of the abundance, quality and regenerative capacity of natural resources in the area.
- (c) Absorption capacity of the natural environment. The proposals do not fall to be considered under points (i), (ii), (iii), (iv) (v) or (viii) of the selection criteria. With regards to:
 - (vi) While the whole of the Borough has been declared an Air Quality Management Area the operation of the proposed buildings are not expected to materially worsen air quality.
 - (vii), the proposals would replace an existing health care facility building and build new residential apartments for assisted living for elderly persons, within a densely populated area, however the environment is unlikely to be materially affected by the proposals as:-
 - i) The site is currently in use for health care purposes and the development provides a similar use that is appropriate for this location.
 - ii) The proposals are unlikely to generate significant or harmful increases in traffic movements
 - iii) Residential amenity can be secured by condition if necessary.

3. Characteristics of the potential impact.

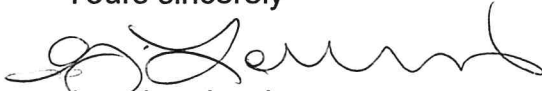
The key impacts of the proposals on the immediate environment would appear to arise from traffic movements associated with the development.

- (a) The extent of impact. The operation is considered likely to have a primarily local impact in terms of any noise and impact on air quality. The impact of the proposals on the surrounding area can reasonably be dealt with by planning conditions if required.
- (b) Transfrontier nature of the impact. While car movements to and from the site along with associated noise and impact on air quality could potentially come from beyond the Council's administrative boundaries, when considered against broader traffic movements in the locality, the proposals would appear unlikely to be the source of significant environmental impacts. Any localised noise impacts arising from the development are considered to be matters which could reasonably be dealt with by condition attached to any planning permission if required.
- (c) (d), (e) Probability of impact/duration frequency and reversibility of impact. The proposals are of a permanent nature and in this respect the impact of the proposals would be for as long as the use would remain. However, it is

not considered in this instance, given the Council's assessment of other factors associated with the proposals that this would warrant the submission of an Environmental Statement

I therefore conclude that an Environmental Statement would not be required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jonathan Lewis', written in a cursive style.

Jonathan Lewis
South Area Team Leader

