



Department for
Communities and
Local Government

Please ask for: Mrs Maria Bowen
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Your ref:

Our ref: NPCU/EIA/T5720/73751

Date: 20 August 2014

Dear Ms Breakell

Town and Country Planning (Environmental Impact Assessment) Regulations 2011
3rd Party Request For A Screening Direction: Nelson Hospital, Kingston Road, London.

I refer to your letter of 14 April 2014 requesting the Secretary of State to issue a screening opinion for the Nelson Hospital development, and your subsequent e-mail of May 2014 and letter of 23 July 2014 providing further information.

The Secretary of State has considered the points you have raised, the Council's pending decision on the application to discharge planning conditions, Planning Application No. 13/P2192 and the Council's screening opinion of 12 March 2012 in respect of Planning Application 12/P0418. He is satisfied that there are no issues that require revisiting and therefore declines to issue a screening opinion in this case.

To clarify what is before the Secretary of State, he has had regard to the fact that the development of the Local Care Centre has already begun, even if the assisted living development has not yet started. However, in the Secretary of State's view, the planning permission in respect of application 12/P0418 has been implemented and so he has not revisited these proposals in terms of screening. The Secretary of State's decision has therefore been confined to the issues raised in planning application 13/P2192 on the discharge of conditions.

In reaching this decision, the Secretary of State has had regard to his Planning Practice Guidance on Environmental Impact Assessment. Paragraph 56 states that when a consent procedure involves more than one stage (termed a multi stage

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consent), for example, a first stage involving a principal decision (such as outline planning permission) and the other an implementing decision (such as reserved matters), the likely significant effects of a project on the environment should be identified and assessed at the time of the procedure relating to the principal decision. The Guidance goes on to state that 'if those effects are not identified or identifiable at the time of the principal decision an assessment must be undertaken at the subsequent stage'. However, in this case, the Secretary of State is satisfied that the effects were identified and formed part of the original LPA screening opinion and the issues raised in Planning Application 13/P2192 do not raise any issues that have not previously been assessed.

Paragraph 56 of the Guidance also states that 'to minimise the possibility that further environmental information is required at a later stage....'where an application is made for an outline permission with all matters reserved for later approval, the permission should be subject to conditions or other parameters which tie the scheme to what has been assessed. The Secretary of State is satisfied that this has happened here and therefore declines your request.

Yours sincerely



Dave Jones
Senior Planning Manager