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Planning Service, Laurence House, 1
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Ms Alison Taylor
Capital Programme Delivery
Laurence House
Catford
London SE6 4RU

5th October 2017
Ref: DC/16/098117

Dear Alison,

Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended, in respect of the proposed regeneration of part (west of rail line) of Beckenham Place Park, Beckenham Hill Road, BR3 comprising of: the rebuilding and change of use of the stable block to include a café (A3) and education use (D1); alterations to and change of use of the Gardener's Cottage for volunteer use (D2); alterations to and refurbishment of Southend Lodge and extension of associated park depot, including the provision of new storage buildings; alterations to and refurbishment of the Gatehouse; demolition of park storage and toilet structures; excavation to provide a lake and wetland area with associated boardwalk areas; relocation and extension of car park; and extensive landscape works including re-contouring of land, re-surfacing of existing paths, provision of new paths, new street furniture, play and gym equipment, boardwalks, lighting, signage and boundary treatment; tree removal and new planting.

I refer to your screening request in respect of the above proposed development, dated 7th September 2016.

Your application has been considered under Regulation 5 of the above Regulations in relation to a formal screening opinion.

Having undertaken an analysis of your application, and taking account of relevant Government advice and the supporting information to be submitted, it is considered that the planning application process would provide a suitable framework for the assessment and control of the potential environmental impacts associated with the proposed development, which are considered to be of no more than local significance. Consequently, it is considered that the proposed development would not give rise to significant effects and therefore would not constitute EIA development requiring the submission of an addendum Environmental Statement.



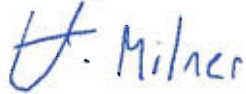
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Therefore, the Local Planning Authority adopts a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 as amended, that an Environmental Statement is not required for the reasons stated above.

A copy of this Screening Opinion has been placed on Part 1 of the Planning Register.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'H. Milner', is written over the typed name.

Helen Milner
Development Management Team Leader