

Our Ref: B038823

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09 December 2022

FAO: Planning Case Officer

Proposal: Campdown, College Road, Purbrook, Waterlooville

Subject: Updated EIA Scoping Note

INTRODUCTION

Tetra Tech have been commissioned by Dandara Southern Ltd to undertake an Environmental Impact Assessment (EIA) and consequently produce an Environmental Statement (ES) in support of the Proposed Development at Campdown, Purbrook.

In 2019, Tetra Tech (formerly WYG) previously coordinated and prepared the EIA for a proposed development at the Campdown site on behalf of Persimmon Homes (Planning Ref: APP/19/01101). The EIA supported a hybrid planning application which included:

'full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure.'

The planning application was submitted to Havant Borough Council (HBC) in October 2019 and validated in December 2019 but due to a number of standing objections, the application remains undetermined.

Dandara Southern Ltd are now progressing with a revised planning application for the Site which will be supported by an ES. Tetra Tech reviewed the revised layout drawings against the environmental constraints previously reported within the 2019 ES, to identify if any changes to the EIA scope are required as a result of the proposed scheme changes. The purpose of this scoping note is therefore to update HBC on the scheme changes and set out the proposed approach to undertaking and preparing the ES to ensure compliance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

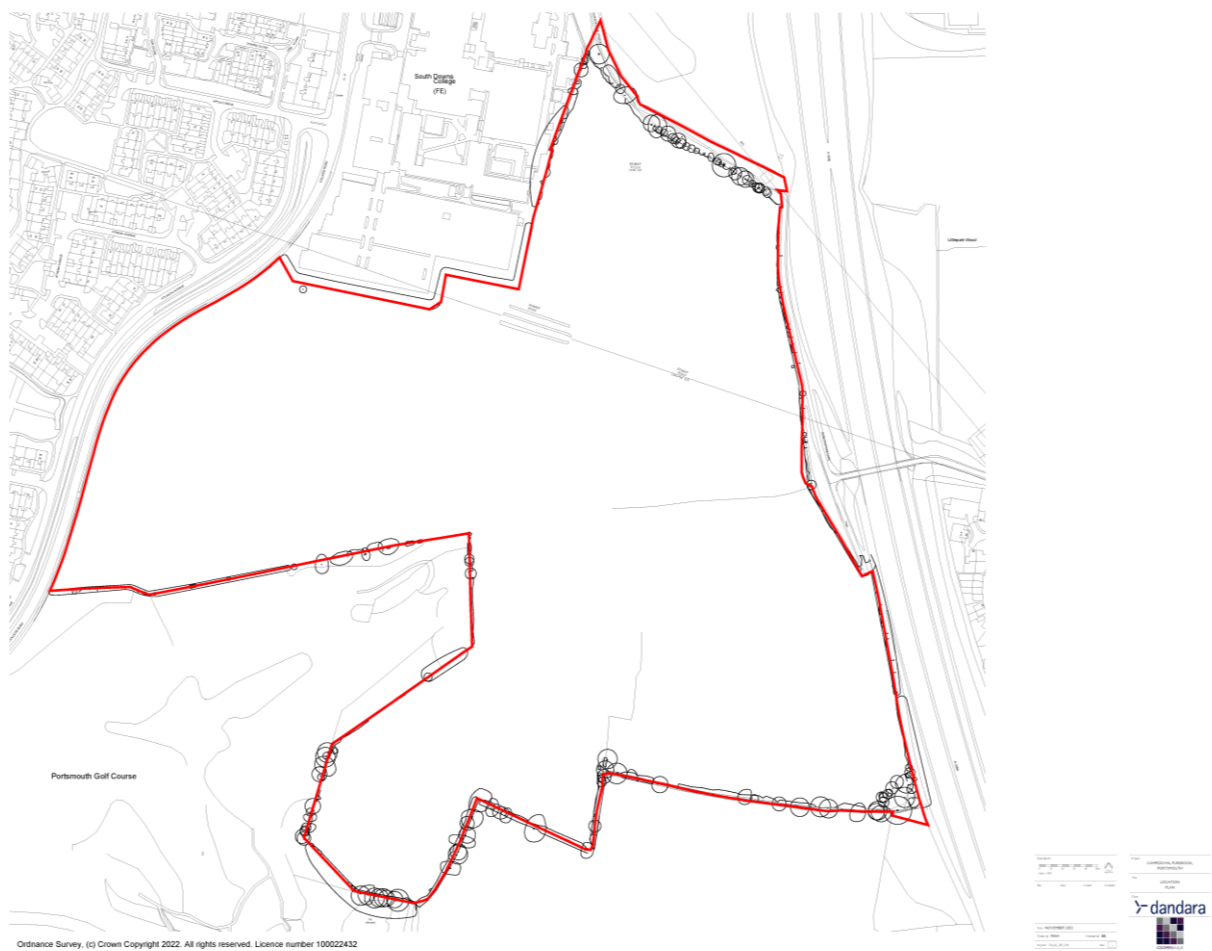
SITE AND SCHEME DESCRIPTION

The site consulted upon is located approximately 2.5km west of Havant and is centred on Ordnance Survey (OS) National Grid Reference SU690069. The Site is bounded by Scratchface Lane and College Road forming the western boundary. South of the Site are agricultural fields with the B2177 Portsdown Hill Road and the residential dwellings of Farlington beyond. Directly north of the Site is Littlepark Wood. Portsmouth Golf Course lies directly to the west. On the north western corner of the Site lies the South Downs College.

The total land take for the scheme assessed within the 2019 ES comprised an area of approximately 26.6 ha. The site boundary, characteristics and surroundings remain as previously described in the 2019 ES. Similarly, the footprint and principle of the development remains as previously proposed resulting in limited to no changes to the overall boundary and nature of the development as identified in the location plan shown on Figure 1 below.

Nonetheless, as part of the new scheme proposed on site, some changes to the layout are proposed, including a reduction in the overall development footprint whilst also facilitating an increased set back and buffer to Littlewood Park Roman Villa, thereby ensuring the physical preservation of this archaeological resource. As the proposed development has been identified as an emerging housing allocation comprising approximately 650 units, the revised proposals present an opportunity for Havant to comprehensively address its future residential requirements as identified within the Housing Delivery Position Statement.

Figure 1 - Redline boundary location plan



EIA SCOPE

The proposals fall under the following description under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Schedule 2, 10(b) 'Urban development projects', The EIA Scoping Report prepared by Tetra Tech (formerly WYG) was submitted to HBC in February 2018. The topics that

were formally agreed through the scoping process and therefore addressed as part of the 2019 ES are listed below:

- Chapter 5: Traffic and Transport;
- Chapter 6: Air Quality;
- Chapter 7: Archaeology and Cultural Heritage;
- Chapter 8: Landscape and Visual Impact;
- Chapter 9: Ecology;
- Chapter 10: Noise;
- Chapter 11: Water Environment; and,
- Chapter 12: Socio-economic and Human Health.

As no changes to the site boundaries are proposed and the principles of development remain as previously assessed within the 2019 ES, it is proposed that the scope of the revised EIA adheres to that previously agreed with HBC in 2018.

CUMULATIVE EFFECTS

The scope for the assessment of cumulative sites was included within the 2018 EIA Scoping Request which also included a list of cumulative sites for consideration within individual technical EIA assessments. The ES also included a list of sites proposed for allocation within the emerging HBC local plan – for consistency the allocation site references were also included below.

Given the time that has passed since the previous EIA Scoping and ES was submitted, several of those projects have now progressed and/or been completed. Therefore, the list of cumulative sites has been updated and where relevant some sites are proposed to be scoped out and will not be taken forward within the revised cumulative assessment. In addition, based on the latest review of the HBC planning portal, additional sites have been included for consideration within the ES. The full list of sites is provided in Table 1 below. Should any other sites be considered relevant for inclusion, it is assumed that these will be confirmed by HBC via a response to this note.

Table 1 - List of Other Developments

ID	Application Reference	Application for 'other development' and brief description	Status	Distance from the proposed development?	Progress to ES Assessment?
Previously agreed cumulative sites					
1	10/02862/OUT	Berewood Outline application for the development of approx 2,550 no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for healthcare, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters	RMs being submitted Construction ongoing	2km north west	Yes

		for Approval Access only) Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycleways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant footpath No.11 and Southwick and Widley footpath No.30 with suitable alternative route provided			
2	13/01124/FUL 14/01134/NMA	Land adjacent to East Lodge Playing Fields Darlington Construction of a two-storey building (with ancillary accommodation in roofspace) to form 72 bed residential care home and car parking on northern part of site with access from East Lodge Park and change of use of southern part of site to open space	Decision issued in 2014 Not yet constructed	1km to the south	No – application likely to lapse
3	17/00224/OUT	Former Dairy Site, Station Road, Portsmouth Outline application for the construction of up to 108 dwellings	Constructed	2.2	No, forms the existing baseline
4	APP/17/01243	208 London Road, Waterloooville Erection of a single storey building to accommodate a nursery for a maximum number of 78 children including outside play area together with formation of a car park, provision of boundary treatment and landscaping and alternations to existing pedestrian and vehicular accesses following demolition of the existing house	Constructed	2.2	No, forms the existing baseline
5	APP/19/00513	Car Park, Wellington Erection of three-storey multi-storey car park to provide 263 car parking spaces on existing Wellington Way car park	Registered in 2020, no decision of the appeal was issued	2.2	No due to the distance from the two developments
6	APP/18/00234	Wellington Way, Waterloooville Demolition of existing shopping parade and redevelopment of the site to provide a nine-storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, an A2 unit (Financial and Professional Services) together with associated parking and landscaping	Registered in 2020, no decision of the appeal was issued	2.1	No due to the distance from the two developments
7	KP8 Allocated Site	South Downs campus Refurbishment and redevelopment of the existing campus to provide new teaching space and educational facilities	No application yet submitted	0.05	Yes

8	H22 Allocated Site	Littlepark House Residential development of up to 50 dwellings	No application yet submitted	0.3	Yes
9	C11 Allocated Site APP/20/01221	Land at Hulbert Road Development of about 6,250m ² of employment floorspace (Class B1, B2 and B8) Erection of retail foodstore with associated car parking, access, landscaping and engineering works.	Registered, not yet decided	0.5	Yes
10	H14 Allocated Site APP/18/00450	Forty Acres 320 dwellings and a care home Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings	Construction works ongoing	0.8	Yes – operational phase only
11	H20 Allocated Site APP/21/01071	Land south of Lower Road Residential development of up to 50 dwellings Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved.	Construction works ongoing	0.8	Yes – operational phase only
12	H24 Allocated Site	Land at Palk Road Residential development of up to 15 dwellings	No application yet submitted	1.7	No due to the distance from the two developments
13	H17 Allocated Site	Portsmouth Water Headquarters Residential development of up to 135 dwellings	No application yet submitted	1.8	No due to the distance from the two developments
14	H43 Allocated Site	Goodwillies Timber Yard Residential development of up to 120 dwellings	No application yet submitted	1.8	No due to the distance from the two developments
New cumulative sites included in 2022					
15	APP/22/00439	The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA Redevelopment of southern section of site to provide 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road.	Registered, not yet decided	Immediately to the north	Yes

16	APP/22/00576	The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA Construction of a new college car park	Registered, not yet decided	Immediately to the north	Yes
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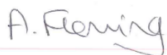
CONCLUSION AND SUMMARY

Whilst an updated EIA Scoping Opinion is not being formally requested of HBC, this note outlining the proposed EIA approach does provide the Council with the opportunity to review and provide any additional comments on the proposed scope of the ES and the cumulative sites which are being considered should they feel it is necessary. The applicant is targeting the submission of the revised planning application supported by an ES for the end of January 2023. Should no comments be raised by HBC on the EIA scope update, the ES supporting the application will be based on the following scope;

- Traffic and Transport;
- Air Quality;
- Archaeology and Cultural Heritage;
- Landscape and Visual Impact;
- Ecology;
- Noise;
- Water Environment; and,
- Socio-economic and Human Health.

We trust this letter provides you with sufficient information, however, if you require any further information, please do not hesitate to contact me.

Yours sincerely



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Tetra Tech Limited



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Associate