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COMMERCIAL PROPERTY ADVICE



**Request for a Regulation 6 EIA Screening Opinion
Town and Country Planning Act 1990
The Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

Land off Elettra Avenue, Waterloooville

On Behalf Of:

Hargreaves Property Ltd.

Prepared By:

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Final

**Request for a Regulation 6 Screening Opinion under The Town and Country
Planning (Environmental Impact Assessment) Regulations 2017**

Land off Elettra Avenue, Waterloooville

Main Contributors

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1.0 INTRODUCTION

- 1.1 This request for a screening opinion has been submitted by Harris Lamb Planning Consultancy on behalf of Hargreaves Property Ltd in respect of land off Elettra Avenue, Waterlooville, Hampshire (National Grid Reference: SU67610987).
- 1.2 The site is c. 4.01ha in extent and bound by Elettra Avenue to the north and west, Silverthorne Way to the south, and the B2150 to the east. The site location is shown on Figure 1.

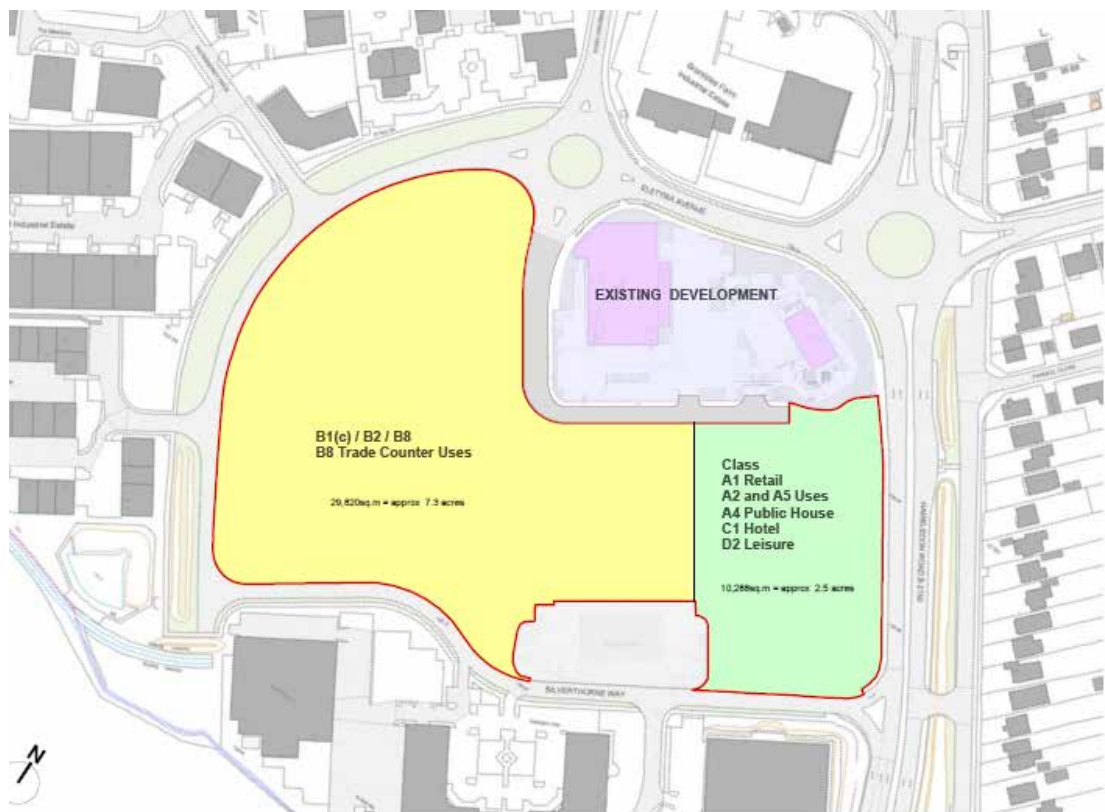


Figure 1: Site Location

- 1.3 The site comprises part of the former BAE Systems Technology Park site and comprises an area of cleared development land, with former buildings demolished and cleared. Development of two initial plots to the north of the current application area (shown as existing development on Figure 1) was completed during 2016/2017 by the new owner. Hargreaves Properties Ltd now proposes to redevelop the remaining site areas for future mixed retail and/or light industrial use.

- 1.4 The Applicant is preparing an outline planning application which will seek permission with all matters apart from access reserved for subsequent approval for the erection of Class B1(c)/B2/B8 development and Class B8 Trade Counter use, Class A1 Retail, Class C1 Hotel, Class D2 Leisure and Classes A3, A4 and A5 Drink/Food Establishments as shown on Figure 1.
- 1.5 The site is allocated in the adopted Local Plan (Havant Borough Local Plan allocations) adopted in July 2014 for economic development. The Framework definition confirms that 'Economic Development' includes Class B uses and main town centre uses.
- 1.6 The purpose of this request is to seek an EIA screening opinion under Regulation 6 of the EIA Regulations and confirm that an EIA is not necessary. Section 3 of this report provides a list of environmental assessment reports that aim to address all the requirements the Council may have.
- 1.7 In accordance with Regulation 6 of the EIA Regulations this document provides:
- "6.- (2) (a) a plan sufficient to identify the land;*
- (b) a description of the development, including in particular—*
- (i) a description of the physical characteristics of the development and, where relevant, of demolition works;*
- (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
- (c) a description of the aspects of the environment likely to be significantly affected by the development;*
- (d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—*
- (i) the expected residues and emissions and the production of waste, where relevant; and*
- (ii) the use of natural resources, in particular soil, land, water and biodiversity;*
- and*

(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

6.- (4) A person compiling the information set out in paragraph (2) or (3) must, where relevant, take into account—

(a) the criteria set out in Schedule 3; and

(b) the results of any relevant EU environmental assessment which are reasonably available to the person requesting the screening opinion”.

1.8 The following table aims to provide information required under the EIA Regulations.

2.0 RESPONSE TO REGULATION 6 CRITERIA

Table 1: Information to Satisfy Regulation 6(2) and 6(4)

Regulation 6 Requirement	Response
<i>(a) a plan sufficient to identify the land;</i>	$\frac{3}{4}$ Please refer to Figure 1 for a plan identifying the land. $\frac{3}{4}$ The total area of the development is c. 4.01ha.
<i>(b) a description of the development, including in particular—</i> <i>(i)a description of the physical characteristics of the development and, where relevant, of demolition works;</i>	$\frac{3}{4}$ The principal elements of the proposed development are: $\frac{3}{4}$ Construction of up to c. 29,820sq.m B1(c) (business use), B2 (general industrial use), B8 (special industrial use - trade counter uses) and 10,288sq.m open A1 (retail use), A2 (professional services use), A3 (hot food and takeaway use), A4 (public house use), A5 (A5 food and beverage retail), C1 (hotel use) and D2 (leisure use). $\frac{3}{4}$ New soft landscaping and retention/enhancement of landscape boundary that will reinforce existing boundaries and to help assimilate the development into the landscape. $\frac{3}{4}$ The indicative heights will be 12m to the haunch and 15.5m to the ridge which will be subject to further development. Scale is not part of this Outline Application and would be further developed at Reserved Matters stage. $\frac{3}{4}$ Convenient location for access by public transport, walking and cycling. $\frac{3}{4}$ A hierarchy of roads including shared surface roads etc. providing access to all units. These will be designed in accordance with prevailing best practice. $\frac{3}{4}$ Local refuse and emergency services provision. It is proposed to provide a route and suitable turning areas for refuse vehicles within the layout to access waste collection points. $\frac{3}{4}$ Opportunities to cycle will be facilitated by the provision of secure cycle parking and storage. $\frac{3}{4}$ A sustainable urban drainage system including features such as permeable road and paving surfaces to reduce surface water runoff, are to be discussed at detailed design stage. $\frac{3}{4}$ Space for a variety of bins to facilitate recycling would be provided. $\frac{3}{4}$ No building demolition required. $\frac{3}{4}$ A selection of external cladding materials and their colour/finish would have regard to the need to minimise the visual impact of the development and assimilate it into its wider rural surroundings. $\frac{3}{4}$ Provision of open/green space providing for the needs of employees at lunchtime, etc.

Regulation 6 Requirement	Response
<i>(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;</i>	$\frac{3}{4}$ The existing land use is derelict land dominated by hard standing from former building footprints and access infrastructure. $\frac{3}{4}$ The site is allocated under Havant Borough Local Plan $\frac{3}{4}$ The site has not been identified to fall within any of the areas listed in Schedule 3c. $\frac{3}{4}$ The following European designated sites for nature conservation were recorded 5km or more from the site¹: § Chichester and Langstone Harbours SPA and Ramsar § Portsmouth Harbour SPA and Ramsar § Butser Hill SAC § Solent and Isle of Wight Lagoons SAC § Solent Maritime SAC $\frac{3}{4}$ All these designations relate to coastal habitats. The ecological assessment undertaken concludes that the hard-standing habitats present on the site and the high levels of disturbance surrounding the site mean that the site is not considered suitable for supporting species associated with these designated sites and no significant impacts are anticipated to occur. $\frac{3}{4}$ There are no nationally designated sites for nature conservation within 1km of the site¹. $\frac{3}{4}$ No non-statutory designated sites for nature conservation were identified that would be adversely affected by the proposals. No Ancient Woodland was recorded in, or adjacent to, the site. $\frac{3}{4}$ Ecological appraisal of the site considers habitats and species it supports to be of no more than site level importance to nature conservation. $\frac{3}{4}$ The site is not located within an Area of Outstanding Natural Beauty (AONB) with the nearest located over 6km to the south west. $\frac{3}{4}$ The site is not located within an Air Quality Management Area (AQMA). $\frac{3}{4}$ There are no known sites of historical, cultural or archaeological significance within the site boundary. The site is brownfield and previously developed. $\frac{3}{4}$ The nearest designated heritage asset identified¹ is a grade II listed building located over 800m from the site separated by urban development.

¹ www.magic.gov.uk accessed 16th August 2018

Regulation 6 Requirement	Response
	$\frac{3}{4}$ The majority of the site is within Flood Zone 1 with an area in the south-west is designated as Flood Zone 2. This is associated with shallow ponding associated with the 1,000 year flood event from the River Wallington to the south.
<i>(c) a description of the aspects of the environment likely to be significantly affected by the development;</i>	$\frac{3}{4}$ No significant environmental impacts with other existing development and/or approved development have been identified by the assessments undertaken. $\frac{3}{4}$ No other environmental impacts have been identified through the assessments undertaken that could not be mitigated through the following measures.
<i>(d) a description of any likely significant effects, to the extent of the information available on those effects, of the proposed development on the environment resulting from—</i> <i>(i) the expected residues and emissions and the production of waste, where relevant; and</i> <i>(ii) the use of natural resources, in particular soil, land, water and biodiversity; and</i>	$\frac{3}{4}$ Previous investigations have been completed at the site and no contamination issues were identified. The Phase I Site Investigation concludes that it is not considered likely that significant contamination is will be present in underlying shallow soils and the site is considered suitable for the intended future commercial end use. No further environmental site investigation or remediation was considered necessary. $\frac{3}{4}$ A quantitative air quality assessment has been undertaken and concluded that there would be no significant impacts to air quality. $\frac{3}{4}$ There will be no abnormal use of natural resources beyond those required to deliver the sustainable development needs of the local area. The site is not recorded within a Mineral Safeguarding or Consultation Zone or Coal Authority Consultation Zone². $\frac{3}{4}$ The proposed development is not considered likely to give rise to significant levels of pollution. Construction will be undertaken following industry standard pollution prevention measures and under a Construction and Environment Management Plan (CEMP) which could be secured through a suitable planning condition. $\frac{3}{4}$ The nature of the proposed development is not anticipated to result in significant noise impacts during the construction or operational phase that could not be controlled through standard noise pollution measures within a CEMP. The site is not surrounded by residential properties. No significant environmental impacts in relation to noise quality are anticipated.

² <https://www.gov.uk/government/organisations/the-coal-authority> accessed October 2018

Regulation 6 Requirement	Response
	³/₄ The site is located in a sustainable location with established walking and cycling links, and very good access to regular services on the existing bus network. It was concluded through the Transport Assessment that the traffic impact of the proposed development would not be significant and can be mitigated with minor off-site improvement works. Dust associated with the construction phase could be controlled through the CEMP. ³/₄ The site is predominately located within Flood Zone 1 and is considered to be at 'very low' flood risk from the majority of flood sources. The site is partly susceptible to surface water flooding. The risk from surface water to site is closely associated with the existing topography and can be effectively managed through the implementation of a sustainable drainage strategy. ³/₄ The nature and scale of the proposed development is not considered likely to result in the risk of major accidents and/or disasters, that could result in significant environmental impact, should a CEMP be secured through planning condition. The proposed development would include a drainage scheme which includes consideration of future climate change. ³/₄ Building materials would be sourced locally where possible and careful site control utilised to minimise waste. This will also reduce transport emissions both to and from the site. ³/₄ The existing field boundary hedgerows provide marginal screening from viewpoints into the site, however additional planting that ties in with the surroundings landscape character has been included as mitigation. ³/₄ The scheme overall will include public open space, which will integrate the development with the surrounding landscape while also providing important recreational facilities. New native planting would help to mitigate visual impact from these areas, while also integrating any new development with the surrounding landscape character and local vernacular. Improvements to the existing vegetation within the site, such as the supplementary planting to field boundary vegetation would maintain the original landscape structure and provide enhanced diversity.
(e) such other information or representations as the person making the request may wish to provide or make including any features of the proposed	³/₄ The assessment work undertaken to date includes a suite of measures to minimise environmental impact and in summary include: ³/₄ A FRA and sustainable drainage strategy to deliver an improvement in terms of flood risk. Mitigation includes raised threshold levels (0.4m above existing ground), a formalised swale and weir to manage the overland flood flow which occurs when the upstream culvert is overwhelmed, and management of surface water up to the 1 in 100 year (plus climate change) rainfall event. ³/₄ Ecological mitigation to minimise impacts to breeding birds through vegetation removal outside the bird breeding season.

Regulation 6 Requirement	Response
<i>development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment</i>	¾ A traffic mitigation scheme is proposed at the Hambledon Road/Elettra Avenue/ Milton Road roundabout junction to accommodate the increase in traffic during the PM peak period. This involves small-scale widening of the Elettra Avenue approach road. ¾ Good site hygiene practice would be followed during the construction work, including use of appropriate PPE, and provision of a clean area with washing facilities for use after each shift. Changing and washing areas should be positioned to ensure that no field equipment enters the clean area. Eating, drinking and smoking should be restricted to the clean area. In the event that any olfactory or visual evidence of contamination is encountered during the construction of foundation excavations in the future, we recommend that we attend the site and complete verification sampling of underlying soils to confirm no significant contamination is present. ¾ Implementation of an Arboricultural Method Statement to safeguard retained trees. ¾ Create a sustainable drainage system with climate change embedded into the design. ¾ Include recycling facilities. ¾ Local sourcing of building materials. ¾ Inclusion of linkages to the site through existing byway and footpath network. ¾ Installation of equipment to suppress and disperse fumes and/or smell produced by cooking and food preparation, and effective operation for so long as the use continues. ¾ Installation of extraction equipment with regular maintenance to ensure its continued satisfactory operation.

3.0 CONCLUSION

- 3.1 The site is not subject to any identified statutory designations. Based on the nature and scale and location of the proposed development, it is not expected to create significant quantities of residues, emissions or waste that could not be controlled through planning conditions and industry standard practices.
- 3.2 The proposed development is for Class B1(c), B2, B8 development on approximately half of the site and open A1, A3, A4, A5, C1 and D2 use. The mitigation proposed is not anticipated to result in significant environmental impacts. Construction will be undertaken following industry standard pollution prevention measures and under a Construction and Environment Management Plan (CEMP).
- 3.3 The planning application will be accompanied by the following documents:
- ¾ Parameter plans
 - ¾ Planning Statement
 - ¾ Retail Statement
 - ¾ Design and Access Statement
 - ¾ Transport Statement
 - ¾ Flood Risk Assessment
 - ¾ Phase 1 Site Investigation
 - ¾ Air Quality Statement
 - ¾ Ecological Assessment
- 3.5 Based on the location, nature and scale of the proposals, the proposed development would not result in significant effects on the environment and as such the application does not need to be subject to an EIA. We trust that the proposed suite of non-EIA environmental reports would be sufficient to accompany the planning application.

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