

22 April 2015
Our ref: 286/36/1

Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Dear Sir/Madam

RE: ELETTRA AVENUE, WATERLOOVILLE - TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 - SCREENING OPINION REQUEST

I am instructed by my client to submit a Screening Opinion request for the above site, in accordance with above Regulation 5, to determine whether the proposed development constitutes an Environmental Impact Assessment (EIA) development.

The Requirement for an EIA

The 2011 EIA Regulations set out the parameters which define whether a development is Schedule 1 or Schedule 2 and therefore whether it may require an EIA. The proposal is the redevelopment of the former BAE Systems Park to a mixed employment /leisure/retail development and as such, falls to be considered under the category Infrastructure Project (10 (b)) of Schedule 2. The screening threshold (as amended and in force from 6 April 2015) criterion is -

- (i) The overall area of the development exceeds 5ha.

The Planning Policy Guidance Note on EIA provides further guidance on the threshold criteria. In this instance it advises EIA is unlikely to be necessary for the redevelopment of land unless the new development is of a significantly greater scale than the previous use, or the types of impact are of a markedly different nature.

Background Information

The site area extends to 5.15ha and was formerly occupied by BAE Systems. Total floorspace for the B1(b) use was approximately 28,000square metres. At the present time there is one building



remaining on the site (known as E Block) of approximately 6,700 square metres including its mezzanine.

The site itself is situated within the Brambles Farm Industrial Estate, 0.6 miles to the north-west of Waterlooville town centre. Surrounding uses are mixed, with the Wellington Retail Park lying to the south east of the site off the Hambleton Road, and the Horizon Leisure Centre lies approximately 200m from the site. Residential properties are located at least 80m away, separated from the site by the Hambleton Road.

In 2013, outline planning permission was granted for a mixed use development comprising B1(c), B2, B8, C1, A3, A5 and sui generis uses totalling 12,670 square metres. This permission is extant, although it has not been implemented. It should be noted that this application was not accompanied by an EIA, nor was one requested by the local planning authority. Separate transport, flooding, noise and odour assessments were submitted with the application – it is noted that these identified no significant environmental impacts arising from the proposal.

In 2014, the local planning authority resolved to grant outline planning permission, subject to the completion of a S106 Agreement, for some 13,332sqm of new floorspace for A1 food retail/A3/A5/C1 hotel/sui generis/D2 (cinema, bowling alley). Again, no EIA was submitted or requested, although separate reports on transport, noise, odour and flooding accompanied the application. No significant impacts were identified. The application was ultimately withdrawn during 2014 as a result of failure to complete the S106.

Planning policy, as set out in the Development Plan, comprising the Havant Core Strategy (2011) and the Havant Site Specific Allocations (2014), allocates the site for mixed-use development including hotel, leisure uses and economic development uses (policy BD54) (where economic development uses are defined under the NPPF include 'B' uses, public and community uses and main town centre uses (retail, leisure, entertainment, offices, arts and culture)).

The Proposal

The attached plan identifies the proposed development site, and is considered sufficient to identify the site as required by the Regulations.

The current proposal seeks, in general terms, the redevelopment of the 5.15ha site for 'B' uses, a foodstore (A1), A3, A5 and C1 totalling a maximum of 12,500 square metres of new floorspace and the retention of circa 4,700 sqm within E Block for A1 (non-food)/D2 uses (as the mezzanine in this building will be removed. The existing access off Elettra Avenue would be retained, and a new vehicular route built through the site to link with Silverthorne Way.

Conclusions

The need for an EIA is judged against 'significant environmental effects' occurring as a result of the development. The need to screen this proposal is triggered by the site size exceeding the 5ha threshold, albeit marginally.

It is considered that the environmental conditions pertaining to the site and its immediate surroundings will not have altered since the 2013 permitted application or the 2014 withdrawn



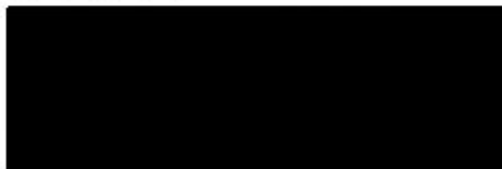
application so significantly as to result in a different conclusion about significant effects. No significant effects were identified at that time.

The scale of the proposal itself does not meet the threshold criteria where significant effects may occur. Furthermore, the current proposal is of a very similar nature, both in use and actual new floorspace to be created, to that proposed within the 2013 and 2104 applications.

It is therefore considered that this 2015 proposal does not constitute EIA development and as such, an EIA is not required.

Should you require any further clarification or information, please do not hesitate to contact me. I look forward to receiving the Screening Opinion in due course.

Yours faithfully



Sarah R Smith BA (Hons) MRTPI
Senior Associate
Rapleys LLP
srs@rapleys.co.uk
DDI: 020 7255 8068