
Supporting Statement

**For
Hargreaves Management Ltd**

**BAE Systems Technology Park
Elettra Avenue
Waterlooville
Hampshire
P07 7XS**

September 2013



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Regulated by RICS

Our Ref: GDPH/tm/286/36/1

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1 INTRODUCTION

- 1.1 This application relates to BAE Systems Technology Park, Elettra Avenue, Waterloooville and the prior notification for the proposed demolition of the existing buildings and structures on site. It is submitted on behalf of our client, Hargreaves Management Ltd.
- 1.2 Currently, built development on site consists of a three storey office premises with a two storey front extension, a single storey restaurant and single storey minor buildings/structures. It is proposed to demolish these buildings in their entirety.
- 1.3 The rationale for the proposed demolition will be discussed later in this Statement. Essentially, our client wishes to demolish all existing buildings and structures to prepare the site for redevelopment to provide the early provision of new employment opportunities and economic regeneration.

APPLICATION SUBMISSION

- 1.4 The following information is provided as part of this submission:
- Covering Letter;
 - Completed Applications Forms;
 - Site Location Plan, and
 - This Supporting Statement.

2 SITE AND SURROUNDINGS

- 2.1 The site is located on Elettra Avenue and is bounded by Silverthorne Way and Hambledon Road.
- 2.2 The site extends to approximately 4.5 hectares (11.12 acres) in area and consists of a three storey office building with a two storey front extension ('the main building'), a single storey restaurant, single story minor buildings/structures and a surface car parking area (approximately 863 parking bays). The main building provides 19,498 sq. m (209,874 sq. ft) and the restaurant comprises 973 sq. m (10, 473sq. ft). The site is accessed from a roundabout off Elettra Avenue, and is largely screened by landscaping around the site boundary.
- 2.3 In addition, BAE Systems E Block and Beam Plot buildings are also located within the Technology Park. These are identified outside the application site boundary, and do not form part of this application.
- 2.4 The application site is surrounded by a mix of uses. To the immediate north and east, there are commercial premises (including the WKB car showroom and garage), offices, warehousing and residential development. Further to the north there are substantial areas of residential

development and open land. To the south and west respectively, the area is predominately open land.

- 2.5 The subject site is located approximately 0.6 mile (1km) west of Waterloo town centre.

3 PLANNING HISTORY

- 3.1 It is understood that planning permission was granted for the development of the site in 1982, for Marconi, who occupied the site originally. There are a number of planning applications for extensions/alterations to the site, including the following permissions.
- 3.2 Outline permission (ref: 98/51340/00) was granted for a replacement staff restaurant and social club and the erection of a two storey office building (that forms part of the main office building) in 1998.
- 3.3 In 2008, full planning permission (ref: 08/67977) was granted for new chiller units and louvers to the existing office buildings.
- 3.4 On 31 July 2013, outline planning permission (ref: AP/12/00652) was granted for the demolition of the main office building and ancillary restaurant and the redevelopment to provide business units (Class B1, B2 and B8), car showroom drive thru restaurant, hotel and restaurant. This consent established the principle of the demolition of the buildings on this site.

4 PROPOSED DEMOLITION

- 4.1 As noted above, the extant outline permission for the redevelopment of the site establishes the principle of the demolition of all existing buildings and structures. Our client is committed to bringing forward beneficial economic re-use of the site. As part of this commitment, our client wishes to demolish the site in advance of a further application for the development of the site.

5 DEMOLITION METHODS STATEMENT

- 5.1 The proposed approach to the demolition of the existing buildings and structures on the application site is set out below. All the demolition works are to be undertaken by a demolition contractor in compliance with the relevant Code of Practice for demolition.
- 5.2 Initially, a series of preparatory tasks will be undertaken to ensure that the buildings are safe to be demolished. These include:
- The disconnection of all services to the property; and
 - The stripping out of all fixtures, fittings, partitions, suspended ceilings, computer flooring, etc which will then be recycled for the re-development of the site, or sold on if there is a surplus.
- 5.3 Once the site has been made safe, demolition will commence, based on the following actions:
- Demolish buildings using traditional non explosive methods;

- Process demolition arisings which will then be disposed of accordingly, that is, scrap metal to scrap yard, timber to recycling yard, rubbish to licensed tip, hardcore and concrete stockpiled on site ready for crushing;
- Grub up hardstandings, footings and foundations where possible without undermining neighbouring roads, buildings and paths. Stockpile arisings ready for crushing; and
- Bring crushing plant to site and stockpile on site.

5.4 During the demolition, the site demolition contractor will carry out the following measures to mitigate any impact on the immediate locality:

- A water hosing system will be put in place on site to dampen down potential dusty areas;
- The on-site plant will be calibrated to meet the relevant regulations for working on sites within the urban area. The site contractor will also be instructed to work in a considerate manner and to ensure any impacts are minimised;
- The site contractor will keep the site free of all litter whilst work is being undertaken, and
- A full Health and Safety Plan will be prepared and put in place during demolition stage works of the project.

5.5 Following demolition the site will be cleared and left clean and tidy.

5.6 Therefore, in terms of the condition and state of the application site post demolition, it will be cleared but there will be stockpiled hardcore present for re-use in a sustainable manner.

5.7 The site will be appropriately secured (by means of fencing/timber hoarding) to ensure safety and control of access

6 RESTORATION DETAILS

6.1 Following the proposed demolition, the site will be cleared and restored encompassing the buildings foundations and potential excavations/beneath ground features being filled in or fenced off for safety purposes. Thereafter, the site will be graded to existing external levels.

7 ENVIRONMENTAL IMPACT ASSESSMENT – REQUEST FOR A SCREENING OPINION

7.1 The requirement for an EIA is established by EC directives no. 85/337/EEC and no. 97/11/EEC. These directives are transposed into UK law through the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, which require that prior to the grant of planning permission, the likely significant effects of a project on the environment should be assessed.

7.2 Having considered these Regulations, it is our opinion that an EIA will not be required in this case. As discussed below, whilst the applicable threshold is exceeded, the environmental effects arising from the proposed development are not considered to be significant, this latter element being the relevant test.

Thresholds

- 7.3 Schedule 1 of the Regulations identifies projects which are likely to have significant environmental impact, for which an EIA is mandatory. The schedule identifies major proposals such as oil refineries, airports, power stations etc and is clearly not of relevance to the current case.
- 7.4 Schedule 2 identifies other types of development including urban development, agricultural, mineral extraction, infrastructure, leisure and tourism. An EIA may be required if the project meets one of the relevant criteria, or exceeds a relevant threshold. In this context, the proposal would fall under Schedule 2 Class 10 (b) as an Urban Development Project. The applicable threshold in this case is 0.5 hectares, which the application site exceeds.
- 7.5 Schedule 3 of the Regulations also details the criteria that should be used to help identify whether a Schedule 2 development is likely to have a significant environmental effect and therefore whether there is a requirement for an EIA. In these terms, regard may be paid to characteristics of the development, its location and characteristics of potential impacts. These are addressed in turn below.

Characteristics of the Development

- 7.6 The proposed demolition methods for the existing buildings are outlined in section 5. The demolition of the buildings will be contained within the application site and the contractor will adopt working practice outlined in section 5 to ensure that impact on the immediate environment is minimised.
- 7.7 It is further relevant to consider the requirement for an EIA in the context of the extant planning permission (ref: AP/12/00652), which did not require an EIA. There has been no significant change in circumstances since the determination of the extant planning permission, and the nature of the proposed demolition does not depart significantly from the extant permission. Therefore, we do not consider that an EIA is required for the proposed demolition.

Location of Development

- 7.8 The brownfield site is located in an urban area and comprises a vacant office building and associated buildings, and an ancillary restaurant. To this extent, the site is considered to be “previously developed.”
- 7.9 The site is not located in an environmentally sensitive area, as defined by the Regulations and neither the site, nor its immediate surroundings, are protected by international legislation and are therefore not considered to have a high ecological, landscape, cultural or other values, which would be affected by the proposed demolition.
- 7.10 On this basis, the location of development is considered appropriate to the scale and type of demolition proposed and accordingly, the location of development does not trigger the requirement for an EIA.

Characteristics of Potential Impact

- 7.11 The final element of Schedule 3 relates to the characteristics of the potential impact. It is considered that there is unlikely to be significant environmental effects arising from the demolition, due to the mitigation measures that will be introduced by the contractor during the demolition and removal process. On this basis, and in combination with the above comments, we conclude that an EIA is not required for the proposed demolition works.

8 SUMMARY AND CONCLUSIONS

- 8.1 The reasons for demolishing the existing premises were set out in Section 4. In summary, the demolition is proposed in order to facilitate the future redevelopment/reuse of the site. The demolition works and restoration will be undertaken by an experienced demolition contractor in accordance with the relevant regulations/code of practice.
- 8.2 In addition, we consider that the proposed demolition is not EIA development, for the reasons set out in Section 7 of this statement.