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TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS') SCREENING OPINION REQUEST IN RESPECT OF THE DEVELOPMENT OF **Forty Acres, Havant Road, Havant, PO9 3LW**

Proposed Development:- Residential proposal for 322 new homes (30% affordable housing), 60 bed care home, allotments, community building, habitat mitigation zone, provision of public open space and associated infrastructure.

Having considered the proposals as detailed in your letter, Havant Borough Council is of the opinion that the application does not fall within Schedule 1 Development of the Environmental Impact Assessment Regulations 2017 but within Schedule 2 Development, Part 10, Infrastructure Projects (b) – Urban development projects. However, Havant Borough Council has also given consideration to the characteristics of the development, its location and potential impact as set out in Schedule 3 of the Environmental Impact Assessment Regulations 2017 and Planning Practice Guidance. Planning Practice Guidance indicates the types of case in which, an EIA is more likely to be required. It states:

'Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.'
EIA is more likely to be required where:

'(i) the area of the scheme is more than 5 ha; or (ii) it would provide a total of more than 10,000m² of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).'

'Account is also to be taken of the physical scale of such developments, potential increase in traffic, emissions and noise.'

(Reference: National Planning Practice Guidance, Environmental Impact Assessments, Annex A: Indicative Screening Threshold)

Taking into account the scheme's scale, nature and location, associated proposed assessments to accompany a planning application and likely mitigation measures it is not anticipated it will result in significant environmental effects. Therefore, the Local Planning Authority considers that the forthcoming application for this site **is not EIA development**.

The environmental sensitivity of the location

Planning Practice Guidance states, in general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Environmentally sensitive locations are considered to comprise:-

- Sites of Special Scientific Interest and European sites;

- National Parks, the Broads and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and scheduled monuments

Though the site is not subject to any of these designations, it should be noted the site is identified as being used by Brent Geese. As such, it may also be necessary to undertake an appropriate assessment under the Conservation of Habitats and Species Regulations 2010. This is considered in detail below.

Ecology and Nature Conservation

The eastern section of the site is classified as a Secondary Support Area for Brent Geese and Waders, with the western section classified as a Low Use Area as defined by the forthcoming refresh of the Solent Brent Geese and Waders Strategy (SBGWS). In this respect, the Council Ecologist's consultee response notes there would not be a likely significant environment impact provided there is adequate mitigation for the loss of SBGWS habitat. On this basis, the Local Planning Authority are of the view that the proposed development would not be likely because any significant adverse impacts on these types of environmentally sensitive locations would be subject to an appropriate mitigation solution.

Traffic related impacts - Movement and Safety

The applicant's Request for Screening Opinion suggests the development would not be likely to have any significant environmental effects in terms of traffic movements. Discussions are ongoing with Hampshire County Council and the landowner of Land east of College Road (Site Reference UE70) in respect of the modelling requirements for the Rusty Cutter roundabout to identify queue lengths and capacity. Further information has been submitted from the applicant regarding impact on traffic

Through pre-application with Hampshire County Council, as Highway Authority the baseline flows on Havant Road have been agreed, the trip rates for the proposed land uses on site and the distribution of trips from the site, which results in 85% of vehicle trips travelling eastbound and 15% of vehicle trips travelling westbound. The baseline model for the Rusty Cutter roundabout has been agreed with Highways England and HCC's Intelligent Transport Team. This model has been validated against the queue length surveys to ensure the model is an accurate representation of the current conditions at this roundabout.

The applicant's are still in the process of running the models for the future year scenarios with committed development and the proposed development, however this will form the scope of work covered in the Transport Assessment (TA) to support the sites full planning application. In addition, the following junctions have also been assessed as part of the TA either through junction modelling or percentage impact assessments:

- Site Accesses
- Havant Road/Auriol Drive
- Havant Road/Bedhampton Hill
- Rusty Cutter Roundabout
- A27 Teardrop Junction
- Havant Road/Farlington Road
- Havant Road/Eastern Road

The percentage impact is based on the number of additional vehicle movements through the roundabout as a result of the development trip generation and with 85% of all vehicle trips travelling eastbound (from the development). The baseline figures were obtained from turning count surveys undertaken on Tuesday 5th July 2016. The information demonstrates that in absolute terms the percentage increase is modest in both the morning and evening peak scenarios. It is anticipated that information supplied in association with a transport assessment will identify the potential impacts of movement and measures to reduce impacts on surrounding infrastructure to acceptable levels.

Air Quality and Noise

The site does not fall within an Air Quality Management Area. The Environmental Control Officer has highlighted the site is located in the top 5% of areas in the Borough with a

background pollution level exceeding 50% of the objective value for Nitrogen Dioxide. Whilst this would be unlikely to mean an annual mean objective is breached. However, the application should be accompanied by an air quality assessment.

In addition to the above, a Noise Impact Assessment should be provided in association with the planning application to ensure appropriate mitigation is provided for future users of the development from noise. However, the noise levels generated from the development and impacting on it will be subject to mitigation measures through the appropriate construction method statement and logistics plan and noise impact assessment. As such the impacts are not considered to be significant enough to warrant an EIA.

Contamination

According to the Environmental Control Officer's consultee response, there potential risk of contamination at the site associated with the existing farm buildings but residential development would be limited to the greenfield areas of the site, and so the private garden areas would not overlie the highest risk. The open space including both the allotment and orchard uses are contamination sensitive. The Request for Scoping Opinion indicates that Geo-environmental Appraisal has been prepared which concludes the ground is suitable for residential development. On this basis, it is considered there would be unlikely to be a significant environmental impact.

However, the possibility of contamination should be investigated further through information submitted in association with the planning application, including details of any mitigation measures which are required to avoid or prevent what might otherwise be a significant adverse effect on the environment.

Archaeology and Heritage

The site is identified as having high archaeological potential with unrecorded archaeological remains likely to be encountered. However, any heritage assets that do survive here are likely to be relatively well preserved. On this basis, the development would be unlikely to give rise a significant archaeological impact. However, any archaeological impacts that may result from the proposed development should be addressed within a Heritage Statement accompanying any planning application.

The site is not located within a Conservation Area, and there are unlikely to be any designated heritage assets affecting the development of the site. There is however, a Building of Local Interest located within the complex of farm buildings, and consideration will need to be given to the impact on the undesignated heritage asset as part of a Heritage Statement accompanying any planning application. In relation to these heritage issues the development is not considered to warrant an EIA.

Flood Risk and Water Quality

The site is predominantly greenfield land. Flood Zone 2 and 3 affect the southern of the site. Whilst no residential development is proposed within Flood Zones 2 and 3, the SuDs provision is shown within the floodplain. It is also noted there will also be a need to raise ground levels in order to achieve access to the site from Havant Road.

A flood risk assessment and drainage strategy with associated proposed mitigation measures should accompany a planning application and identify suitable mitigation measures to avoid or prevent any adverse environmental effects. On the basis that it should be possible to take a sequential approach to the most sensitive uses to the lowest area of flood risk, there is unlikely to be a significant environmental effect. There will however, be a need to consider the environmental effects associated with any works to raise ground levels, and the related impact on surface water. Details of these engineering works will need to be confirmed through the planning application process.

This letter should be taken as the Local Planning Authority's screening opinion under the Regulations.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'A Biltcliffe', with a stylized, cursive script.

Andrew Biltcliffe
Head of Planning