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Dear Mr Healy

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI571/2017) ('THE EIA REGULATIONS') SCREENING OPINION IN RESPECT OF LANGSTONE TECHNOLOGY PARK, 2B LANGSTONE ROAD, HAVANT

Site Address: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Proposed Development: EIA Screening Opinion - Erection of new industrial units and rationalisation of south car park, demolition of part of the northernmost building with new elevation on the remaining part of the building, new screen on adjacent building and extension to existing car park.

This screening opinion is with regard to the request for a screening opinion submitted to the Local Planning Authority under the Town and Country planning (Environmental Impact Assessment) Regulations 2017 - Regulation 6 (1). It should be noted that this screening opinion relates to the currently submitted pre-application proposals and a further screening would be required if the development were to be significantly increased.

It is noted that the overall development to which this proposal relates comprises:

- New buildings for B1(c), B2 and B8 use on the southern part of the site, using land that is currently car parking and on site gym;
- The renovation of the western bay (bay 3) of the northernmost building on the site and the demolition of two of the eastern bays (bay 1 and 2) with a revised parking layout;
- Associated reworking of the park, for example reconfiguring the existing on-site amenity provision and;
- The scale of the site is 4.81 ha

The development comprises Schedule 2 development for which a screening opinion is required as it is an Infrastructure Project comprising an Industrial Estate development in Schedule 2 (10) (a) of the regulations that exceeds 0.5 hectare in area.

It is considered, having regard to the selection criteria in schedule 3 to the Regulations and the associated guidance including screening indicative criteria and thresholds, the development would not be likely to have significant effect on the environment by virtue of factors such as its nature, size or location.

As a result, it can be confirmed that the development described in your planning pre-application, associated plans and documents is not EIA development.

Statement of Reasons:

The proposals have been assessed against the requirements of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and Planning Policy Guidance Environmental Impact Assessment updated March 2019 (PPG).

Schedule 3 (Selection criteria for screening Schedule 2 development)

Characteristics of development

(a) the size of the development:

The size of the site is 4.81 ha. The PPG provides guidance in relation to indicative screening thresholds. In relation to 10. Infrastructure Projects (a) industrial estate development projects the threshold is '*Site area of the new development is more than 20 hectares*'. The site area in consideration is well below that indicative threshold. The PPG goes on to provide key issues to consider as '*Potential increase in traffic, emissions and noise.*' Points a-e are to be addressed:

(b) the cumulation with other development:

The proposal in itself is unlikely to lead to further consequential development and is not part of a larger development in the area. It is not considered that the proposal would lead to unacceptable in cumulation impacts.

(c) the use of natural resources:

The planning agent has commented that '*the proposals will not utilise non-renewable or other resources in short supply*'. It is not considered that the scale of development would raise unacceptable impacts on natural resources.

(d) the production of waste:

There is no indication that the development is (by its nature and the uses proposed) likely to produce unacceptable levels or types of waste.

(e) pollution and nuisances:

The proposals are not anticipated to result in unacceptable impacts due to pollution and nuisances. These issues will be fully considered in relation to any planning application and can be addressed as required by the imposition of appropriate planning conditions.

In relation to traffic generation, it is noted that the proposal would result in an element of demolition and the provision of new floorspace. Parking will not be significantly increased on site. Any planning application would need to be accompanied by a Transport Assessment and Travel plan which would be tested during the consideration of the application alongside measures to encourage sustainable transport options. Given the scale of the development, well below the indicative thresholds in the PPG, and the characteristics of the development it is not anticipated that there would be an unacceptable impact in relation to traffic generation such as to require an EIA.

In relation to emissions and air quality, the Council's Environmental Officer has raised no objection in relation to air quality issues at this stage.

The proposals include potential B2 class uses (General Industrial). There is therefore potential for noise issues from the uses. These matters can however be controlled by suitable building design, layout and appropriately controlled equipment/machinery. The potential impacts are therefore capable of being addressed at the planning application stage and by the imposition of appropriate conditions.

(f) the risk of accidents, having regard in particular to substances or technologies used:

The planning agent has commented that:

'The proposals are not intended to release pollutants or hazardous, toxic or noxious substances to the air. The development would also not lead to the contamination of land, and in fact, is likely to result in an improvement to land quality. The development would not involve the use of technologies or substances that would place the local or wider environment at risk. The proposed development will not pose a significant risk to human health and is not considered to be unusually complex or potentially hazardous. There is minimal risk of major accidents and/or disasters relevant to the proposed development'.

The proposals are not considered likely to result in uses that pose an elevated risk of accidents.

Location of development

The site is not located in a 'Sensitive Area' as defined by Regulation 2(1).

The application site is within 1km of Langstone Harbour Site of Special Scientific Interest (SSSI), which is also a component of Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, and the Solent Maritime Special Area of Conservation (SAC), as well as being in close proximity to Solent Wader and Brent Goose site H28A (classed as a Secondary site). It is noted that in Natural England's opinion the proposal is not likely to significantly affect the interest features for which they are notified.

Schedule 3 lists the following matters:

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to—

(a) the existing land use;

In this case the existing land use is an established Technology Park with extensive areas of buildings and hard landscaping including car parking. It is not considered that the existing site is itself of high ecological value. Further comments from the County Ecologist are provided below.

(b) the relative abundance, quality and regenerative capacity of natural resources in the area;

The wider impacts and any appropriate environmental conditions will be considered during the course of any planning application, however, subject to suitable controls which can be provided during the planning process it is not anticipated that the wider natural resources of the area would be impacted negatively by the development.

(c) the absorption capacity of the natural environment...

It is recognised that the site is in relatively close to European and Nationally designated sites and it will be important to avoid potential pathways via the water environment to these sites in relation to the development. It is noted that Natural England and the County Ecologist have provided comments in relation to potential impacts and conclude that the development is not considered EIA development.

Characteristics of the potential impact

Schedule 3 lists the following matters:

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, (See Characteristics and Location of Development) and having regard in particular to—

(a) the extent of the impact (geographical area and size of the affected population);

The scale of the development and the nature of the proposals located at an existing Technology Park are not anticipated to result in a significant environmental impact.

(b) the transfrontier nature of the impact;

The nature of the proposal is considered to result in local impacts.

(c) the magnitude and complexity of the impact;

The proposals would result in relatively limited impacts of a type and magnitude normally associated with this type of development. It is not anticipated that any unduly complex issues would be raised by the nature of this development.

(d) the probability of the impact;

Any impacts would be likely to be limited by the scale of the development and the probability of wider scale significant impacts are considered to be low.

(e) the duration, frequency and reversibility of the impact.

Given the assessment above it is not considered that the development would result in an unacceptable impact.

Finally during the consideration of the pre-application Natural England and the Hampshire County Council Ecologist provided the following consultation responses which should inform and guide the form of any formal planning application:

Natural England

Environmental Impact Assessment

It is our advice, on the basis of the material supplied with the consultation, that, in so far as statutory designated sites, landscapes and protected species are concerned, that an Environmental Impact Assessment is not required.

The application site is within 1km of Langstone Harbour Site of Special Scientific Interest (SSSI), which is also a component of Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, and the Solent Maritime Special Area of Conservation (SAC), as well as being in close proximity to Solent Wader and Brent Goose site H28A (classed as a Secondary site). In Natural England's opinion the proposal is not likely to significantly affect the interest features for which they are notified.

The location of the proposal is within the setting of the Chichester Harbour Area of Outstanding Natural Beauty, however based on the information provided the proposed development is not likely to significantly impact upon the purposes for which this site is designated. However we recommend the Chichester Harbour AONB team is consulted on the EIA and any future planning applications for the site.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this proposal is likely to affect such populations to an extent sufficient to require an EIA. It remains the case, however, that the developer must provide information supporting this application sufficient for your authority to assess whether protected species are likely to be affected and, if they are, whether sufficient mitigation, avoidance or compensation measures will be put in place.

Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result this application may raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character that may be sufficient to warrant an EIA.

We therefore recommend that advice is sought from your own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape, geodiversity and biodiversity receptors that may be affected by this development before determining whether an EIA is necessary.

Hampshire County Council Ecology

The proposed development would fall within Schedule 2 class 10(b) of the EIA Regulations 2017. The application site comprises modern commercial buildings with large expanses of hardstanding and some formal landscaping. As such, it is not likely to be of particular ecological interest and is not itself a sensitive site. The site is however situated within relatively close proximity to Chichester & Langstone Harbours SPA and Ramsar, Solent Maritime SAC and Langstone Harbour SSSI. Whilst direct impacts to these designated nature conservation sites is unlikely, large-scale developments can result in indirect impacts associated with construction noise and waterborne pollution for instance. These potential impact pathways will need to be addressed robustly within any future planning application.

In this instance I would not consider the scale and character of development sufficient to require EIA.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Jenkins', with a horizontal line underneath.

Simon Jenkins
Head of Planning - Havant Borough and East Hampshire District Councils