

Email: planning.development@havant.gov.uk
Date: 6th November 2025

Dear Mr Christian,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS**

**2017 (SI571/2017) ('THE EIA REGULATIONS') SCREENING OPINION IN RESPECT OF PLOT 4,
DUNSBURY PARK, FITZWYGRAM WAY, HAVANT, PO9 4EE.**

Application Number: GEN/25/00821

Site Address: Plot 4, Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Proposal: Environmental Impact Assessment (EIA) Screening Opinion in accordance with the Town and Country Planning (Environment Impact Assessment) Regulations 2017. This request for screening opinion is in relation to Plot 4 (also known as plot 400), Dunsbury Park, Havant, PO9 4EE

Screening Opinion

This screening opinion has been requested in accordance with the above regulations.

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

The proposed development is for 13,862 sqm (footprint) building for B2(General Industrial) use, B8 use (Storage & Distribution), E(g)(ii) (research and development) & E(g)(iii) (Industrial processes) on a 3.36 hectare site. With associated staff and visitor parking, and separate delivery yard with turning and bays, together with landscaping and drainage.

The Screening Opinion request is supported by detailed information prepared by Vail Williams including a formal letter considering the development against the criteria outlined in the EIA regulations. The following plans have also been provided:

- Site location plan
- Site plan of existing
- Site plan layout plan
- Floor plans
- Elevations

Background to the Proposed development

Planning permission was originally granted for Dunsbury Park on the 19 February 2014 with a hybrid application (ref: APP/12/00338), providing full permission for the access link road (now constructed - Fitzwygram Way) and outline permission for the development plots totalling 61,779sqm of B1/B2/B8 floorspace, with a maximum of 20% to be B8, and up to 5,574sqm of hotel and conference facilities. This has been part implemented.

Permission was granted on the 13 December 2018 for the variation of Condition B6 of Planning Permission APP/15/00732 to remove the restriction on the proportion of B8 floorspace allowed within the Dunsbury Park development and thus provide for a maximum mixed use floor space of 61,779sqm within Classes B1, B2 and/or B8 of the Use Classes Order 1987 as amended (ref.

APP/17/01324). This planning application is the most recent application covering the whole site and includes the main planning conditions and legal agreement deed of variation.

The original outline application was EIA development and an Environmental Statement was prepared in 2012.

On the 30 March 2022 a screening opinion was sought and given to ascertain whether plot 1 (100) was EIA development. This was for the proposed change of use for Plot 1 (100) in the context of the wider development at Dunsbury Park for E(g), B2 and B8 purposes. The site was Schedule 2, Column One, part 13(b) which relates to the change of use of an existing (live) development. The LPA issued a screening opinion that the proposal did not comprise an EIA development.

The historic scheme

The previously approved scheme expired in 2024; therefore, a fresh application will be required for plot 4 (400).

Description of the site

The site is located off Fitzwygram Way, Havant, east of the A3(M) Junction 3, approximately 3.2km north-west of Havant town centre; between Waterlooville and Leigh Park. The site forms part of the wider Dunsbury Park industrial site.

Part of the site overlies a former landfill site containing inert construction waste from the A3(M). High voltage overhead power lines and a mains gas pipeline run through the Dunsbury Park site.

Plot 4 (400) is located to the north-western side of the wider Dunsbury Park site and is partly levelled with additional areas of construction mounds of earth and gravel.

The Environment Agency (EA) Flood Map for Planning shows the site is located within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding); however areas of the site are seen to have surface water flooding. The Hermitage Stream runs in close proximity to the site and the adjoining area is located within Flood Zone 3 which is subject to fluvial flooding.

There are no local or statutory listed buildings within the site and the site is not located within a Conservation Area. The nearest listed buildings are circa 1km away. There is evidence of an enclosed Iron Age and Roman settlement, comprising structural features such as pits and postholes.

The site is in close proximity Beech Wood East and 2 other Sites of Importance for Nature Conservation: Cherry Tree Row and Bushy Lease.

The site is not located within or adjacent to any Special Protection Areas (SPAs), Special Areas of Conservation (SACs) or Ramsar sites. However, the Chichester and Langstone Harbours Special Protection Area (SPA)/Ramsar and the Solent Maritime Special Area of Conservation (SAC) are 3.7km downstream of the site.

The wider site also accommodates a number of mature trees and protected species.

Assessment

The process of Environmental Impact Assessment is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the '2017 Regulations').

The EIA process ensures that the ‘likely significant environmental effects’ of certain projects are identified and assessed before a decision is taken or allowed to proceed.

Accordingly, the proposals have been assessed against the requirements of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and Planning Practice Guidance Environmental Impact Assessment updated 13 May 2020 (PPG).

Schedule 1 (Descriptions of development for schedule 1 development)

It is considered that the proposed development does not fall within any of the categories of development listed under *Schedule 1* of the Environmental Impact Assessment 2017 Regulations, which encompasses those forms of development that are inherently likely to result in significant environmental effects. Accordingly, it is necessary to determine whether the proposal falls within the scope of *Schedule 2* of the 2017 Regulations, in order to assess whether an Environmental Impact Assessment (EIA) may be required.

Schedule 2 (Description of development and thresholds for schedule 2 development)

Schedule 2 development is defined as development types listed within Schedule 2 of the Environmental Impact Assessment Regulations which either:
i) are located wholly or partially within a ‘sensitive area’ as defined in Regulation 2(1) of the Regulations; or
ii) meet, or exceed, one or more of the applicable criteria or thresholds set out in Schedule 2.

The site is not located in a ‘sensitive area’ as defined in regulation 2(1) for the purpose of EIA’s. As verified by Natural England, *the proposed development is not located within or partly within any Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site and is not likely to significantly affect the notified interest features of such sites. The proposal is not located within or partly within a National Park, Area of Outstanding Natural Beauty or Heritage Coast and is unlikely to impact upon the purposes for which these areas are designated or defined.* In accordance with Planning Practice Guidance, all developments in, or partly in, such sensitive areas should be screened (Paragraph: 032 Reference ID: 4-032-20170728).

The proposed development comprises the erection of a building for B2 use (General Industrial), B8 use (Storage & Distribution), E(g)(ii) (research and development) & E(g)(iii) (Industrial processes) within an established industrial estate. In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations, the description of the proposed development falls within Schedule 2 of the Regulations, specifically:

- Part 10(a): “Industrial estate development projects”; and
- Part 10(b): “Urban development projects”.

As such, the proposed development is of a type listed in column 1, Schedule 2 of the Regulations. With a site area of 3.36 hectares, the development exceeds the threshold criteria for both types of development in column 2, Schedule 2 of the Regulations, therefore the development is classed as a Schedule 2 development.

To determine whether the proposed development comprises EIA development, it is necessary for the Local Planning Authority to consider whether it is likely to have significant effects on the environment, taking account of the selection criteria in Schedule 3 of the Regulations. Planning Practice Guidance explains that only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment.

Schedule 3 (Selection Criteria for screening schedule 2 development)

Planning Practice Guidance indicates the types of cases in which an EIA is more likely and advises that only a very small proportion of Schedule 2 development will require an

Environmental Impact Assessment. In addition, Planning Practice Guidance states that not all of the criteria in Schedule 3 will be relevant in every case. Each case should be considered on its own merits in a balanced way.

Schedule 3 sets out the selection criteria for screening schedule 2 development as follows:

1. Characteristics of development (including the cumulation with other existing and/or approved development)
2. Location of development
3. Types and characteristics of the potential impact

The site is not located in a 'sensitive area' as defined in regulation 2(1) for the purpose of EIA's. The site is located on the edge of the urban areas of Havant and Waterlooville, within an existing industrial estate and forms part of the wider strategic development – a Local Plan allocation. The site was formerly a greenfield site which was granted planning permission for an industrial estate which has been partially implemented. The wider site is currently built up with industrial development, comprising warehouse style buildings, roads and associated infrastructure.

The environment has therefore altered since the original development was approved. The additional non-residential space is consistent with the surrounding area and will not introduce any different sensitive receptors into the area than are already present. It is considered that the potential environmental impacts from the development are currently present and the development would not give rise to new or different significant effects. The development is consistent with the site-wide vision for Dunsbury Park, which has already undergone significant transformation and infrastructure provision. Overall, it is not considered that the development would result in any significant urbanisation.

The site has been considered in cumulation with the proposed development at plots 1 (100) and 6 (600/601); furthermore, the development at Havant Thicket Reservoir and Cabbagefield Row (APP/21/00989) have also been considered. The effects in combination with these developments would not give rise to significant cumulative effects and will not generate significant environmental effects; nor would they be of a greater scale than the existing Dunsbury Park.

Notwithstanding the above, the proposed development is likely to result in localised effects for which mitigation measures are proposed as features of the proposed development envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment. Furthermore, the LPA would appropriately address any impacts through the imposition of planning conditions.

The applicant has stated that additional site-specific mitigation measures will be proposed if necessary for air quality that will be duly conditioned. The applicant has also proposed embedded measures including the promotion of sustainable transport options such as cycling, integration of low carbon energy technologies, incorporation of urban greening, and provision of a well-designed mechanical ventilation system to ensure good indoor air quality. A Construction Environmental Management Plan will also be sought by condition.

The Local Lead Flood Authority have stated that their view is that they would not require an EIA however they would expect to see a full Flood Risk Assessment with a surface water drainage strategy. The applicant has stated that this will form part of the planning application submission.

Natural England have advised that should the LPA determine that an EIA is not required, the LPA should still ensure that the application is supported by sufficient biodiversity, landscape and other environmental information in order for the LPA to assess the weight to give these

material considerations when determining the planning application. The applicant has stated that this information will form part of the planning application. Potential impacts in relation to biodiversity can be considered, managed, avoided and mitigated through the planning application process.

Whilst the proposed unit sits within the existing industrial estate of Dunsbury Park, the site will be apparent from public vantage points rising from the already-developed parts of Dunsbury Park which are open to public access. The visual impact can be assessed through a Landscape and Visual Impact Assessment which will be produced and submitted as part of the planning application.

Contamination and archaeology will also be managed through the planning system.

As such, the impact on pollution, waste, water resources, flood risk, biodiversity, landscape, contamination and archaeology can be managed through the planning application process.

Consultee comments

In considering this screening request consultation responses received in relation to the proposal have been taken into account, in particular; Natural England; The Local Lead Flood Authority, The Council's Landscape Architect, The Council's Policy Team and the Council's Environmental Health Team, these are summarised below. Copies of their comments will be forwarded to you by separate email.

Natural England

It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.

Local Lead Flood Authority

While we would not require an EIA, due to the size of the development, we would expect to see a full Flood Risk Assessment with a surface water drainage strategy.

The site partially falls within the Flood Water Management Priority Area of Waterloo, and we would expect the Lavant Priority Area Policies outlined in the Catchment Management Plan to be followed.

Also, please note that if the proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning. Details can be found [here](#)

It is not clear whether the proposals would affect any watercourses however we would highlight that we would expect all watercourse routes to be retained as close to their current alignment as possible. Culverting of watercourses will not be permitted unless for essential access. Early discussions should be undertaken with us if there is considered to be a need for culverting.

We would also highlight the flow paths as recognised by the Flood Map for Surface Water. These should also be retained and provisions made to allow this route to continue to flow

post development without adversely impacting the development. Consideration should also be given to potential connectivity not picked up by this mapping.

HBC Landscape Architect

Given the scale and massing of the proposed industrial we feel that an LVIA would be

required as part of the EIA. Whilst the proposed unit sits within the existing industrial estate of Dunsbury Park, we have concerns with the visual impact with particular regard to the views looking East from the Hulbert Road roundabout.

HBC Policy Team

The site as a whole is allocated in Policy CS18 of the adopted local plan with a requirement for an EIA, albeit based on a far larger scheme which includes units which are now built out and operational as well as the proposed development. As such the principle of development is accepted subject to meeting development requirements and all relevant policies in the development plan.

Dunsbury Park Strategic Site is also allocated within the emerging Building a Better Future Local Plan which has just concluded a Regulation 18 consultation. There is currently no requirement in the allocation for an EIA to be submitted. As such the principle of development is accepted subject to meeting development requirements and all relevant policies in the plan. As such there is nothing in the screening opinion that the planning policy team object to.

HBC Environmental Health Team

Commercial Team

There are no adverse comments.

Environmental Health (pollution)

Having reviewed the Request for Environmental Impact Assessment Screening Opinion cover letter (dated September 2025) [prepared by Vail Williams] it is noted that an air quality impact assessment and external lighting assessment and strategy shall accompany submission of any future full application

The following comments concern potential noise impacts to residential amenity only.

The nearest residential dwellings lie approximately 200 meters to the east of the proposed development site. As such it is anticipated that noise from commercial related activities shall not result in adverse impacts to residents during the day. There is potential for commercial / industrial related activities (such as deliveries, loading / unloading or noisy plant) to cause adverse impacts to residents during the night, however suitable conditions could be implemented requiring appropriate noise mitigation measures to protect residential amenity.

From an Environmental Health perspective, no Environmental Impact Assessment is required to address noise concerns. Detailed air quality, noise and lighting assessments should be submitted with the full application, and I will review these at that stage.

The AQDMP should be in accordance with IAQM guidance document 'Assessment of dust from demolition and construction, the lighting strategy must ensure that external lighting meets requirements detailed in ILP guidance note GN01 - The reduction of obtrusive light.

Conclusion

The principle of EIA screening is to determine whether a proposal is likely to have any significant effect on the environment.

In evaluating the proposal in accordance with the guidance in Schedule 3 of the 2017 Regulations, the description of the development falls within the description of part 10 (a) and (b) of Schedule 2 of the EIA Regulations 2017 and exceeds the relevant thresholds in column 2 of the table in that Schedule.

It is considered, having regard to the details of the proposed development and to the selection criteria set out in Schedule 3 of the 2017 Regulations, as well as the associated guidance including screening indicative criteria, that the development would not be likely to have

significant effects on the environment arising from its nature, size of the proposed work; and in cumulation with other existing developments and approved developments, that cannot otherwise be adequately considered through the planning process.

It is the view of the LPA therefore that the proposal **does not** comprise an EIA development.

This letter should be taken as the local planning authority's screening opinion under the Regulations and I can confirm that I have delegated authority for issuing this screening opinion.

Yours faithfully

Steve Weaver

Development Manager