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Ms L Marshall

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Dear Ms Marshall

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI571/2017) ('THE EIA REGULATIONS') SCREENING OPINION IN RESPECT OF LAND NORTH OF LONG COPSE LANE, EMSWORTH.**

**Site Address:** Land North of Long Copse Lane, Emsworth  
**Proposed Development:** EIA Screening Opinion Request.

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

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

Comprehensive development of up to 260 new homes and associated parking, open space and surface water drainage on 14.25 hectare site (Housing Statement urban extension site UE76). Two access points from Long Copse Lane including the widening of Long Copse Lane in parts.

- . A residential development of up to 260 new dwellings (including affordable housing)
- . Ancillary open space
- . Two access points from Long Copse Lane including the widening in parts of Long Copse Lane
- . Surface water drainage
- . Overall site area is 14.25ha.

As a result, I can confirm that the development described in your planning pre-application, associated plans and documents would represent an **EIA development**.

**Statement of Reasons:**

The development comprises Schedule 2 development for which a screening opinion is required as it is an 'Infrastructure Project' comprising an 'Urban development project' on land in excess of 5 ha in Schedule 2(10) of the Regulations.

In my opinion, having due regard to the selection criteria in Schedule 3 to the Regulations and the associated guidance including screening indicative criteria and thresholds, the development would be likely to have a significant urbanising effect on the environment by virtue of factors such as:

Location of the development:

- Although the site does not lie within a 'sensitive' area for the purpose of the EIA Regulations, the proposal would involve the urbanisation of undeveloped land, outside of the adopted urban area and in close proximity to a National Park, for which no robust mitigation measures with regards to impact on the landscape and the associated increase in traffic movements, have yet been submitted which would screen out the likely impacts.

- There is a recognised issue with drainage and flooding in the wider Emsworth area and the cumulative effect of this development, in addition to existing development, may have significant impact on drainage within the wider Emsworth Area. In the absence of any robust mitigation measures, it is unknown at this stage if the adverse implications can be satisfactorily screened out.

Further to the pre-application response issued on 5 March 2018, the following consultees have raised the following relevant comments:

### **Natural England**

- The site is within 5.6km of the Chichester and Langstone Harbours Special Protection Area (SPA) and will lead to a net increase in residential accommodation.
- A Habitats Regulations Assessment will therefore be required. Natural England is aware that Havant Borough Council has adopted a planning policy to mitigate against the in-combination adverse effects from recreational disturbance on the Solent SPA sites, as agreed by the Solent Recreation Mitigation Partnership (SRMP) / Bird Aware Solent.
- Provided the applicant is fully in accordance with the Bird Aware Solent Definitive Strategy and this is secured by an appropriate planning condition or obligation to any forthcoming planning permission, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site(s), such that no significant effects are likely.
- The site is in close proximity to the South Downs National Park. A Landscape and Visual Impact Assessment will be necessary to assess the site's constraints and the opportunities for development at the site. Natural England does not have detailed knowledge of the site and its wider landscape setting to advise on whether there is the potential for significant effects that warrant an EIA. Therefore we advise that the landscape advisor / planner for the South Downs National Park is consulted on the potential significant impacts of the development on the special qualities of the National Park.
- The application should be supported by sufficient biodiversity and landscape information.
- Natural England reserves the right to provide further comments on the proposed beyond the EIA screening opinion, should an application be submitted. This includes any third party appeal against any screening decision.

### **Biodiversity and ecological enhancements**

- Natural England recommends that any forthcoming application is supported by a Biodiversity Mitigation and Enhancement Plan (BMEP), or equivalent, that has been agreed by a Hampshire County Council (HCC) Ecologist. Provided an HCC approved BMEP is received and secured by any permission then your authority may be satisfied that it will have met its duties under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. This will also ensure the application meets the requirements of the standing advice and the additional requirements for biodiversity enhancement as set out in National Planning Policy Framework paragraphs 8, 118, 170, 174 and 175d.
- NE strongly recommends that the design of the scheme avoids potential impacts to protected and notable species, including bats, reptiles and birds. Where avoidance is not possible, detailed consideration should be given to mitigation measures that are supported by significant ecological enhancements. For example, by improving the ecological network and connectivity at the site through woodland and hedgerow planting, improved management of existing woodland areas and the provision of new bat roosts and bird boxes.
- Natural England expects the proposals to set out how biodiversity net gain will be achieved, over and above residual losses which should be accounted for and addressed. With careful planning using ecological expertise, this should be achievable for this development given the opportunity for

improving links with existing areas of woodland. Potential measures that could be included in the design are set out in Annex A.

- The proposed development is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision and the incorporation of green infrastructure within the scheme is encouraged. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement.

### ***Water quality and resources***

- The waste water from the new development will introduce an additional source of nutrient loading (Total Nitrogen) to the Chichester and Langstone Harbours SPA, Ramsar catchment. There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites.

- An Integrated Water Management Study for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty as to whether housing development in the later stages of the plan period would require mitigation.

- In light of this uncertainty, Natural England advises that a nutrient budget is calculated for this development. For confidence that the development will be deliverable, Natural England recommends that the proposals achieve nutrient neutrality. We would advise that the [Poole Harbour approach](#) is reviewed in the first instance. Please note this approach can be adapted to reflect the situation in the Solent. Natural England would be happy to advise on the calculation methodology further as part of our [Discretionary Advice Service](#).

- Natural England encourages all new development to adopt the higher standard of water efficiency under the Building Regulations (which equates to 110 litres /head/day including external water use) and re-use in line with best practice. Consideration should be given to the use of grey water recycling systems and efficient appliances.

### **Chichester District Council**

- The Council concurs that a Landscape and Visual assessment needs to be undertaken.

- The environmental impact of traffic and congestion around the site needs to take into consideration the routes in Westbourne.

- There is no assessment of the ecological impact on the Chichester Harbour Special Protection Area. This needs to be addressed.

### **South Downs National Park**

The development is not within the South Downs National Park (a "sensitive area" as defined within Schedule 3 of the Regulations), but is within the setting of, and may be visible in views to and from, the National Park. If it is concluded that an Environmental Statement is not required for this site, the SDNPA would request that the application is supported by a detailed Landscape & Visual Impact Assessment.

To this regard, it would be expected to see from the applicant, in accordance with the Guidelines for Landscape and Visual Impact Assessment (2013), the following information:

- . The extent of the proposed study area.
- . Sources of relevant information.
- . The nature of possible effects and their likely significance.
- . The main receptors (landscape and visual) should have been identified.

- . The extent of and proposed level of detail for the baseline studies.
- . Method for determining significance.
- . Whether cumulative effects will be assessed.

It is recommended that the LVIA responds to the site's location close to the South Downs National Park boundary and clearly explores, using evidence, how much the site contributes to the setting of the National Park, both in visual and landscape character terms. This will be a fundamental element of the Baseline Studies as it will help to determine the significance of any effects upon the National Park and its Purposes. It will require a synthesis of multiple strands of evidence to produce a holistic understanding of the site. I recommend the following examples should form part of the sources of information used to inform the Baseline evidence and understanding of this site:

- . South Downs National Park Integrated Landscape Character Assessment (2011)
- . Local Landscape Character Assessment (East Hants)
- . Historic Evidence (maps, historic landscape characterisation)
- . South Downs National Park Viewshed Characterisation and Analysis (2015)
- . South Downs National Park Tranquillity Study (2017)

If an ES is submitted for this site, it should include consideration of potential cumulative impacts of the proposal.

It is considered that it is in the interests of both the Applicant and the National Park to flag up our key concerns at an early stage. These so far include;

Impact on the International Dark Sky Reserve(IDSR) and tranquillity of the National Park  
Wildlife corridors are maintained and enhanced  
New planting should all be native and the layout/landscaping within the site should respect and respond to the wider landscape context

## **Conclusion**

The supporting documentation provided with the request for the screening opinion contains some commentary on potential mitigation and master planning in relation to the likely significant impacts identified. However, this is not considered to be sufficiently robust at this stage to screen out likely significant impacts. It is the view of the LPA therefore that the proposal does 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 sincerely

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