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23 April 2018

Dear Mr Watney

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')  
SCREENING OPINION IN RESPECT OF THE DEVELOPMENT AT WELLINGTON WAY,  
WATERLOOVILLE PO7 7ED**

**Site Address:** Wellington Way, Waterlooville

**Proposed Development:** Demolition of existing shopping parade and redevelopment of the site to provide a nine storey building consisting of 264 No. 1 bed/studio build to rent apartments and associated amenity facilities, a D2 gym and A3 cafe, together with associated parking and landscaping

Havant Borough Council is in receipt of a current planning application with regard to the above development. The application has been considered under the above regulations with regard to screening.

The proposed development comprises Schedule 2 development for which a screening opinion is required as it is an 'Infrastructure Project' comprising 10 (b) 'Urban development project'.

It is considered that 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, I can confirm that the development described in your planning application and associated plans and documents **is not EIA development.**

**Statement of Reasons:**

- The site does not lie within an environmentally sensitive area;
- In relation to **applicable thresholds for Schedule 2** development the amount of residential development at 264 apartments exceeds the 'Applicable thresholds and criteria'. The site is however located within the existing town centre and built up area.
- The proposal has been considered against the **Indicative Screening Thresholds** which are indicative only and are intended to help determine whether significant effects are likely. Whilst the site has been previously developed it is recognised that the proposed development is of a greater scale. In this case the area of the site is less than 5ha, the development is for less than 10,000m<sup>2</sup> commercial floorspace and the development would not have a significant urbanising effect.
- The development is located within a Town Centre Location which is considered to be sustainable in terms of links to Public Transport and access to facilities including retail, leisure and employment opportunities. This reduces reliance on the private car and mitigates transport issues.

- The development has also been considered against **Schedule 3** selection criteria for screening schedule 2 development. This sets a number of criteria for consideration:
- *Characteristics of the development* - The development comprises a mixed development but is primarily residential and is located in a town centre setting surrounded by commercial and other developments . Whilst the proposal introduces taller development this is not in itself considered to introduce EIA requirements having regard to the sites location and the developments design.
- It is not considered that in combination impacts with other nearby developments are likely to lead to EIA requirements
- Other waste, pollution and other impacts will be assessed through the planning application process and if planning permission is granted can be addressed by planning conditions if necessary.
- *Location of development:* - The development re-develops part of an existing shopping centre within the built up area.
- The absorption capacity of the natural environment - the development is located outside of sensitive areas and wider impacts on the SPA can be considered through the planning application process and via S106 agreement requirements. An assessment will be made against the Solent Recreation Mitigation Strategy during the consideration of the planning application.
- The density of the development would be significant, however the context for the development is the town centre where land coverage and intensity of use is already significant.
- Other matters - Following a consultation response from the County Ecologist it has been confirmed that potential impacts on protected species can be addressed by the imposition an of appropriate planning condition.
- Following a consultation responses from Havant Borough Councils Environmental Control Officer and Portsmouth Water it is considered that potential impacts from contaminated land and to the water environment can be adequately addressed through the planning application process.

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

Yours Sincerely

*Andrew Biltcliffe*

Andrew Biltcliffe  
Head of Planning