

SECTION 4 – THE SCOPE OF THE ASSESSMENT

4.1 THE SCOPE OF THE ASSESSMENT

- 4.1.1 The ES has been prepared to provide objective relevant environmental information to the Planning Authority (Hampshire County Council) to enable it, following consultation with a range of statutory and other consultees, to assess the environmental effects of the planning application proposals. The information will ultimately contribute to their consideration of the application.
- 4.1.2 EIA is a structured procedure which enables the likely effects of a development to be considered, thereby enabling environmental improvements and mitigation measures to be incorporated into the design at the early stage of project planning. The assessment identified all issues of potential environmental and amenity concerns that might arise from the operational aspects of the project.
- 4.1.3 The EIA has been produced in line with comments raised by the Environment Agency in their letter of the 21st April 2010, and comments raised by Hampshire County Council in their letter and screening opinion dated 9th April 2010 (see Appendix 1). The nature of the assessments to be undertaken was further identified on the 1 June 2010 in an email from Julia Davey of HCC, (also included at Appendix 1).
- 4.1.4 This email of the 1 June effectively set out the planning authority's view of the scope of the EIA to be undertaken.
- 4.1.5 HCC's Screening Opinion confirmed that the proposal could be classed as EIA development and that, as such, a formal EIA would be required. The site is identified as 55 metres from controlled waters, adjacent a grade 2 listed building and adjacent to a SINC. The site also lies within the Strategic Gap. Housing is located nearby and the area was considered a visually sensitive location.
- 4.1.6 The Environment Agency also required that the FRA includes an assessment of the drainage scheme, so this has been included.
- 4.1.7 Natural England required that vehicle movements are covered in the EIA and this has also been incorporated into the transport section of the EIA.
- 4.1.8 The development does not include any physical disturbance of the ground beneath the existing building and or other physical development that would lead to new building. As such, there are no potentially significant effects arising from ground

disturbance on sub-surface, ground contamination or geotechnical conditions. This is therefore, scoped out of the EIA.

4.1.9 The only potential are of impact in relation to ground contamination or pollution is in respect of site drainage and the control of any residue waste recycling operations. However, no hazardous or putrescible wastes are proposed to be handled through the site, with wastes being limited to those that are readily capable of recycling being construction and demolition waste, wood, metal, plastic, card and skip waste. This is all proposed to be located within the building on an impermeable concrete surface and within the drainage system. It is therefore, considered in this regard in the section on flood risk and drainage.

4.1.10 The EIA therefore, includes assessment of the following issues:

- Landscape
- Ecology
- Transport
- Flood Risk and Drainage
- Noise
- Cultural Heritage
- Dust
- Alternatives

4.1.11 The ES also sets out the residual impacts and conclusions in section 13.