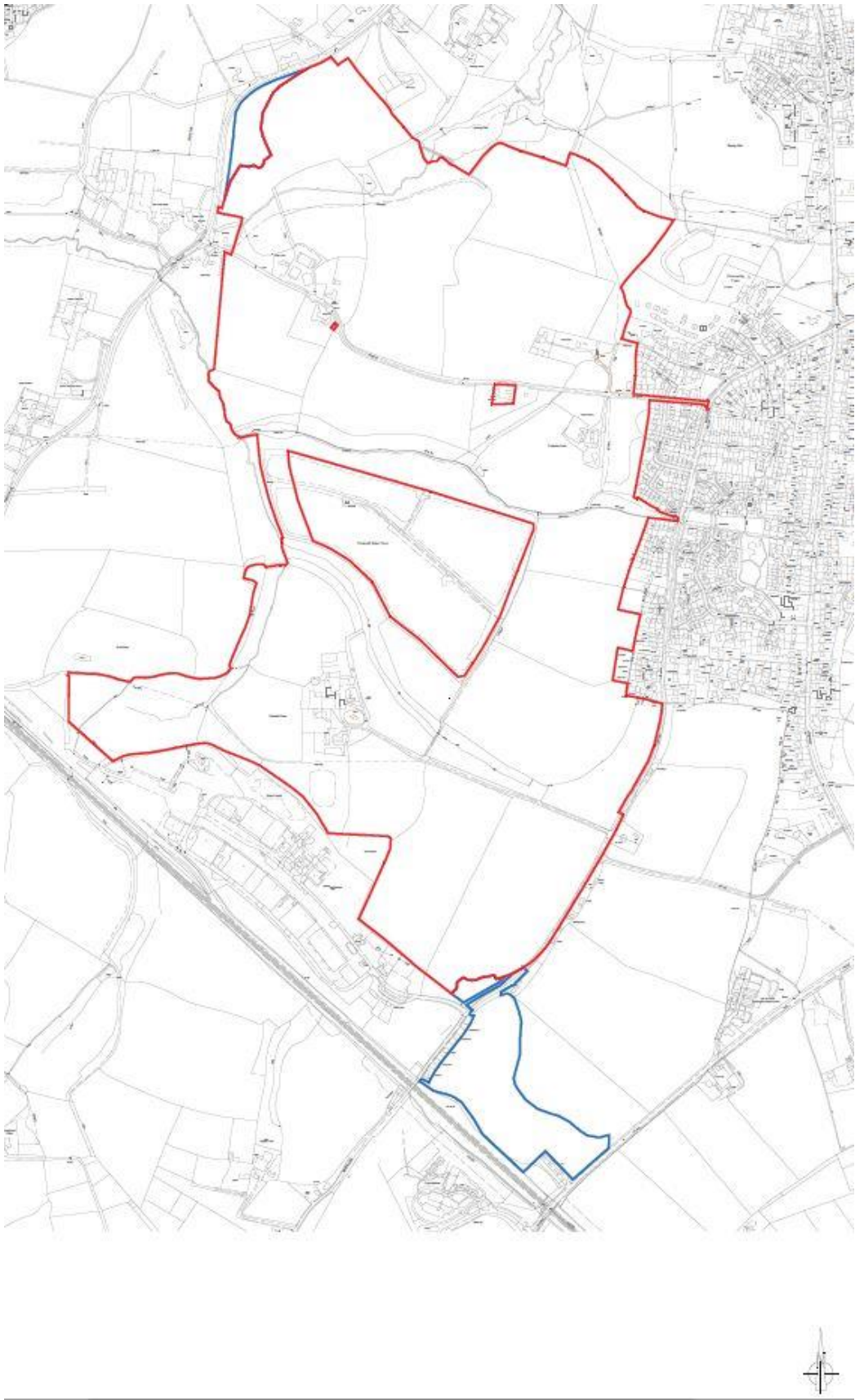


CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

- 1.1.1 This Environmental Statement (ES) and its associated Non-Technical Summary (NTS) has been prepared by Savills (UK) Limited ("Savills") with technical input from the ES project team (see Section 1.7) on behalf of Eastleigh Borough Council ("the Applicant").
- 1.1.2 This ES supports two planning applications to the Local Planning Authority (LPA), Eastleigh Borough Council ("EBC"), for the development of land west of Horton Heath, known as the One Horton Heath Project. The two planning applications comprise:
- An Outline Planning Application (defined in the ES as 'the Wider OPA') for the whole One Horton Heath project; and
 - A full planning application for the first phase of the One Horton Heath project (defined in the ES as 'OPA Phase 1') for 393 dwellings.
- 1.1.3 The outline planning application for the Wider OPA is for comprehensive development of the site, delivering up to 2,500 No. Residential Dwellings, local employment, local retail, leisure, employment and community facilities, primary school, formal and informal publicly accessible open space, including formal sports facilities, landscaping, green infrastructure and sustainable drainage systems.
- 1.1.4 The description of development for the Wider OPA planning application is:
- Outline: phased mixed-use development comprising: up to 2,500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses; office, commercial and industrial uses; a Primary School; public open space including formal sports facilities and informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roads, footpaths and cyclepaths and improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and demolition works (All Matters Reserved Except Access).*
- 1.1.5 The Wider OPA Site is shown in Figure 1 below and supporting Figure 1.1 (Red Line Plan - Drawing reference EAST200403-RLP01-P2).

Figure 1: Wider OPA Site Red Line Boundary

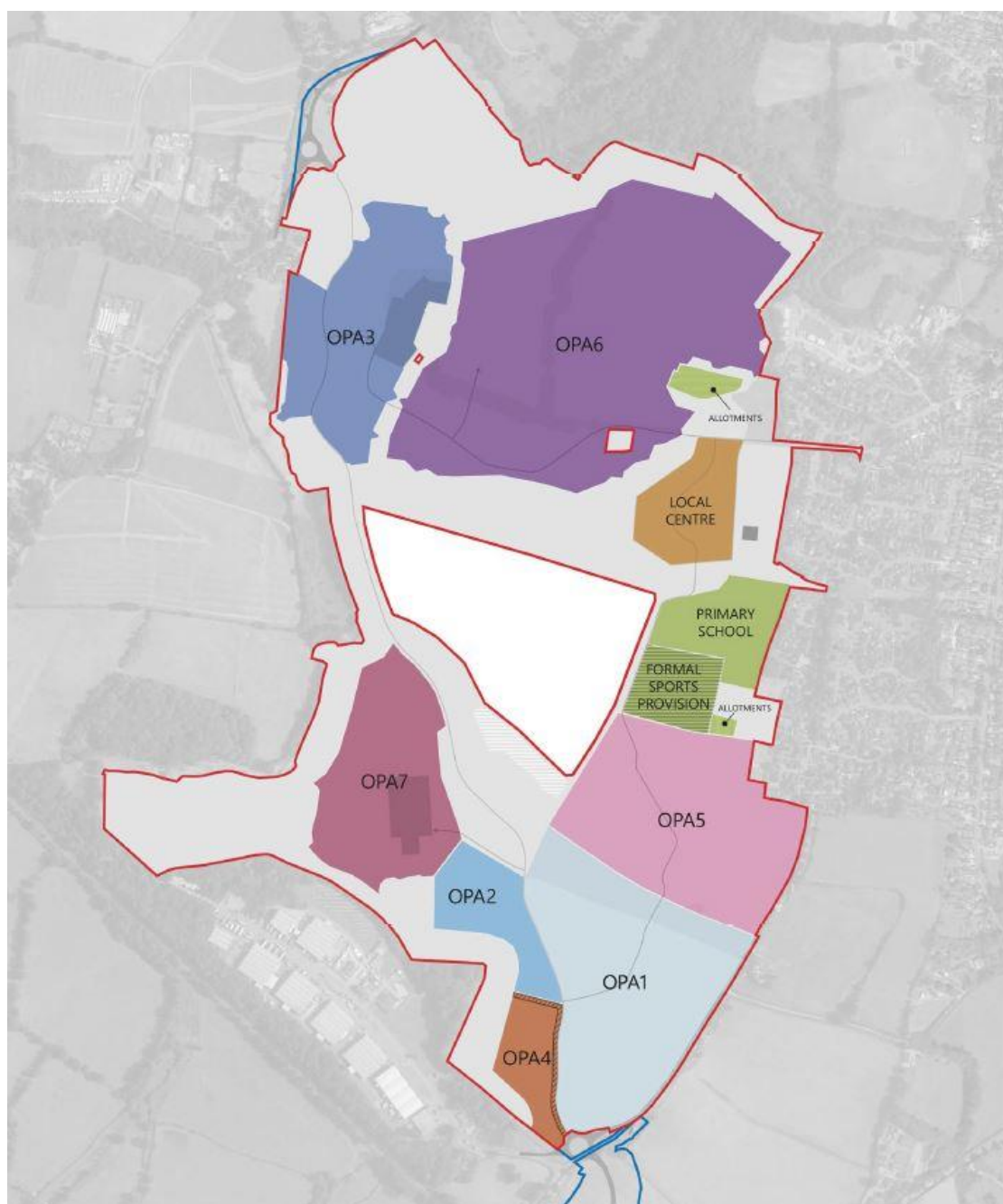


1.1.6 The description of development for the OPA Phase 1 is:

Erection of 393 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure.

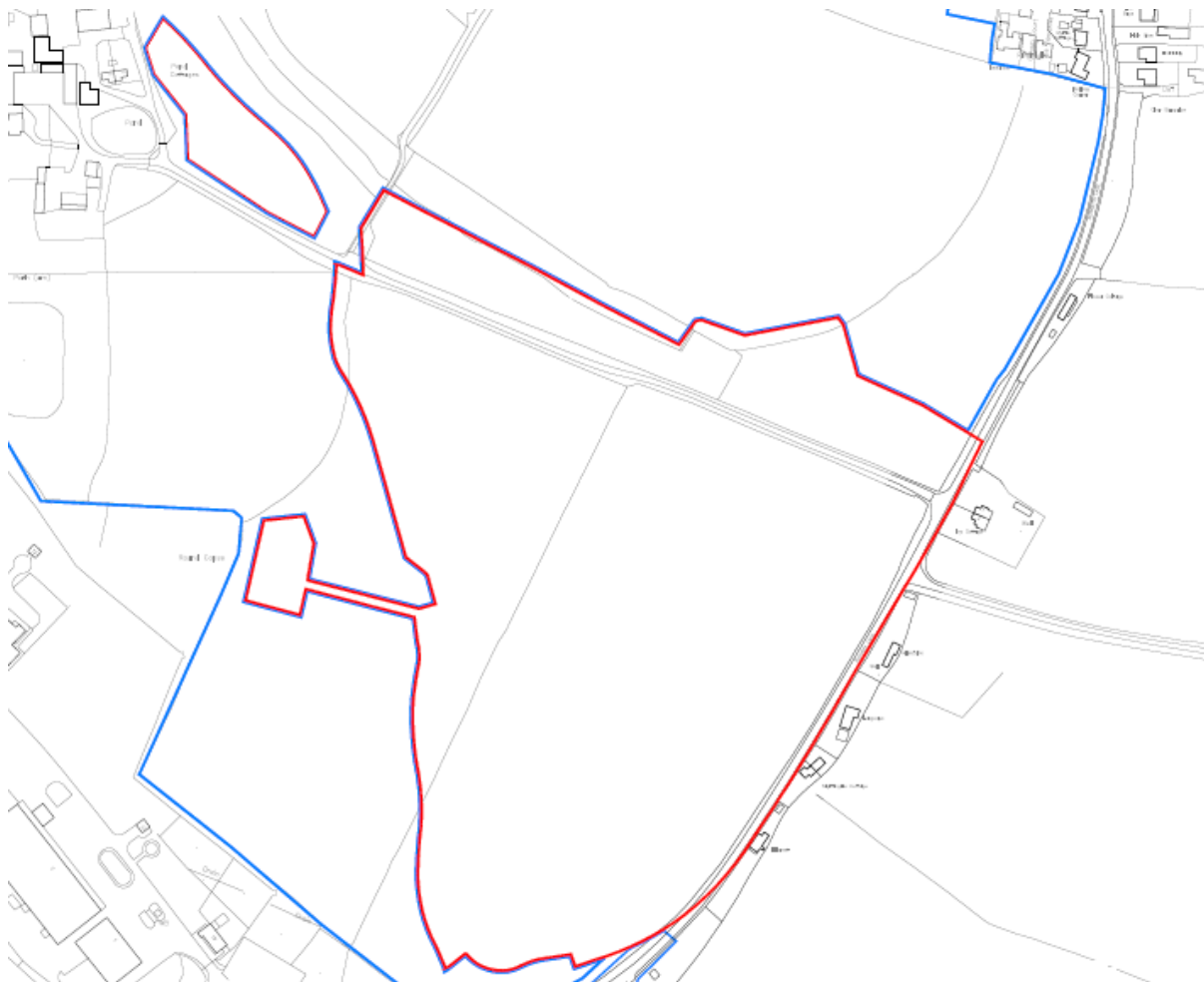
1.1.7 The location of the OPA Phase 1 Site (see OPA1) is shown in Figure 2 and supporting Figure 1.2 (Indicative Phasing Plan - Drawing reference EAST200403-PHP-01).

Figure 2: OPA Phase 1 Site Location



1.1.8 The red line plan for OPA Phase 1 is shown in Figure 3 and supporting Figure 1.3 (Red Line Plan – Drawing reference).

Figure 3: OPA Phase 1 Red Line Boundary



1.1.9 The project as a whole is referred to in the ES as ‘the Proposed Development’.

Background

1.1.10 In December 2014 and October 2016, two outline planning applications were submitted for projects known as West Horton Heath (O/14/75735) and North West Horton Heath (O/16/79354). Together these applications related to the majority of the land subject to this application and sought approval for the construction of up to 1,400 homes, commercial land, education facilities, wider development infrastructure and a new Link Road from Bubb Lane through to Allington Lane.

1.1.11 EBC resolved to grant planning permission for the applications in 2015 and 2016 respectively. However, progress stalled due to protracted negotiations over the Section 106 legal agreements

accompanying each proposal. The two planning consents were finally issued in November and December 2017.

- 1.1.12 Recognising that delivery of development on land to the west of Horton Heath had stalled, EBC resolved to purchase the land subject to the two extant consents and commence delivery of the development. The initial acquisition completed in February 2018. Since then EBC have acquired additional areas of land to facilitate a more consistent and comprehensive development and worked to facilitate the timely delivery of development.
- 1.1.13 EBC, as applicant, made minor variations to the original planning consents in 2019 (X/19/86303 and X/19/86475) and commenced the construction of access infrastructure comprising roundabouts and Link Road sections at Allington Lane, Burnetts Lane and Bubb Lane. This access infrastructure, due to be completed in early 2021, will be utilised by the Wider OPA and OPA Phase 1.
- 1.1.14 Since the submission of the first planning application in 2014 and EBC acquiring the Wider OPA Site there have been a number of key changes that have particularly influenced the design of the Wider OPA proposals when compared with the original proposals. These include:
- Hampshire County Council, in their role as the education planning authority, decided to plan for a secondary school on their own land to the south of the Wider OPA Site at Hedge End. This has removed the need for a secondary school to be delivered at the Wider OPA Site (as was originally envisaged in the West Horton Heath application);
 - Parcels of additional land outside of the two extant consents became available, and were subsequently acquired by EBC; and
 - EBC embarked on the preparation of a new Local Plan covering the period 2016-2036.
- 1.1.15 Taking the above into account, EBC (as Landowner and Developer) adopted the non-statutory One Horton Heath Project Overview Brief (approved by Cabinet 11 July 2019) to govern the processes of planning for, delivering and subsequently maintaining the OHH development.
- 1.1.16 The two applications subject to this ES respond directly to this brief and seeks to deliver a development that will realise the vision of the emerging Eastleigh Borough Local Plan:

“To ensure development in Eastleigh Borough and its communities delivers a strong and sustainable economy with an adequate supply of housing and infrastructure that supports improved standards of living for residents while protecting the distinct identity of towns and villages and preventing urban sprawl; promoting thriving and healthy communities; and maintaining an attractive and sustainable environment that residents value.”

1.2 ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

1.2.1 This Environmental Statement (ES) has been prepared under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the “2017 Regulations”).

EIA Process

1.2.2 The 2017 Regulations require that before planning permission is granted for certain types of development an EIA must be undertaken.

1.2.3 EIA is a systematic and objective process through which the likely significant environmental effects of a project can be identified, assessed and, wherever possible, avoided or mitigated. EIA aims to improve the environmental design of a development scheme and provide decision-makers with sufficient information about the environmental impacts of a proposal.

1.2.4 This process and its outcomes are then reported in the ES to the decision maker (here the LPA), its advisors, and the public.

1.2.5 The ES sets out the environmental information about the scheme, including a description of the development, its likely environmental impacts and the measures intended to mitigate any adverse impacts. A Non-Technical Summary (NTS) is required to allow a wider public understanding of the findings of the ES.

1.2.6 EIA follows an iterative process that has the following stages:

- Screening is the first stage of the EIA process where the relevant authority (LPA or the Secretary of State) decides if EIA is required based upon the likelihood of significant environmental effects occurring as a result of the proposed development, either alone or in combination with other development proposals.
- Once it has been agreed that EIA is required for the proposed development, scoping may be undertaken to define what should be assessed and to ensure that the EIA is proportionate to the scale of the project and focussed upon the likely significant effects. This is done with input from the relevant authority and statutory consultees (including the Environment Agency, Heritage England, Natural England and the Highways England).
- With the scope of the EIA set, relevant information on the environmental baseline conditions is collected. This information is then used initially to understand the dynamics of the likely significant environmental effects and inform the design of the project to avoid and/or minimise likely significant adverse environmental effects. It is also at this stage that areas of mitigation and potential environmental enhancement are identified.

- The formal assessment stage is then undertaken on the fixed parameters that make up the development envelope (as set out in Chapter 3 of this ES) to define the likely significant environmental effects of the proposed development. Any likely significant adverse effects that are identified during the formal assessment stage are then reviewed against the design to consider whether alterations could be made to avoid or reduce the effect.
- Where likely significant adverse effects cannot be avoided or reduced through alterations to the design itself, mitigation measures are considered. Monitoring is also proposed to measure the actual significance of the effect during and after construction, and allow management of mitigation where appropriate.

1.2.7 The ES reports on the outcome of the EIA process and details the assessment that has been undertaken. Once the EIA is completed, the ES is submitted to the determining authority for consideration with the planning application.

1.3 SCREENING AND SCOPING FOR EIA

- 1.3.1 The 2017 Regulations set out the types of development that must always be subject to an EIA (Schedule 1 development) and other development that will only require assessment if it is likely to give rise to significant environmental effects (Schedule 2 development).
- 1.3.2 Schedule 3 of the EIA Regulations provides guidance and thresholds to help to decide whether EIA is required for a Schedule 2 development.
- 1.3.3 The Wider OPA and OPA Phase 1 both fall within Schedule 2 Section 10(b) of the 2017 Regulations as an *“Urban development project”* in which *“the development includes more than 150 dwellings”* and *“the overall area of the development exceeds 5 hectares”*.
- 1.3.4 Given of the nature and scale of the Wider OPA and OPA Phase 1, the Applicant concluded that significant environmental effects could arise. As such it was considered that the Wider OPA and OPA Phase 1 qualify as EIA development as defined within the regulations. Therefore, a formal Screening Opinion was not requested.
- 1.3.5 In April 2020 an EIA Scoping Opinion was initially sought from EBC. Whilst this scope has been established in relation to the Wider OPA proposals, the Applicant considers that it remains appropriate for the assessment of OPA Phase 1, especially given the relationship between the two planning applications and proposed single Environmental Statement approach.
- 1.3.6 In August 2020, EBC issued its formal Scoping Opinion. The Scoping process and resultant opinion are discussed further in Chapter 5 – EIA Approach.

1.4 ENVIRONMENTAL STATEMENT STRUCTURE

1.4.1 The ES is structured as follows:

Volume 1a: ES Main Statement

Volume 1b: ES Main Statement Figures (including Parameter Plans)

Volume 2: Technical Appendices

Non-Technical Summary (NTS)

Volume 1: ES Main Report

1.4.2 This ES Main Report comprises the following chapters

Introductory Chapters

Chapter 1: Introduction

This chapter presents the legal framework and structure to the ES and an overview of the project team.

Chapter 2: Site and Designations

This chapter presents a summary overview of the OPA Phase 1 Site and the Wider OPA Site.

Chapter 3: The Proposed Development

This chapter presents the One Horton Heath Proposed Development and parameters assessed.

Chapter 4: Consultation and Alternatives

This chapter outlines the consultation and stakeholder engagement activities that have been undertaken and the alternative development options that have been considered for both OPA Phase 1 and the Wider OPA.

Chapter 5: EIA Approach

This chapter provides information on the general scope and methodology employed during the EIA process.

Technical Chapters

1.4.3 Chapters 6 – 14 describe the baseline conditions for various environmental topics and provide an assessment of likely significant environmental effects taking into account mitigation and enhancement measures to be implemented. Assessment related to the following topics has been undertaken by technical specialists.

- Chapter 6: Socio-Economics
- Chapter 7: Air Quality
- Chapter 8: Transport and Access
- Chapter 9: Built Heritage
- Chapter 10: Ecology
- Chapter 11: Hydrology (Including Flood Risk)
- Chapter 12: Noise and Vibration
- Chapter 13: Landscape & Visual Impact

Concluding Chapter

Chapter 14: Assessment, Mitigation and Implementation Summary

This chapter presents the assessment of interactive effects, sets out the proposed mitigation and enhancement measures and how they are to be controlled, implemented and verified and summarises the residual effects of the One Horton Heath Project taking into account the implementation.

- 1.4.4 The EIA Parameter Plans for the Wider OPA, detailed design drawings for OPA Phase 1 and supporting figures accompanying the technical chapters are included within Volume 1b.

Volume 2: Technical Appendices

- 1.4.5 Volume 2 contains technical appendices supporting the chapters of the ES Main Report.

Non-Technical Summary

- 1.4.6 This is a summary of the ES in non-technical language presenting the existing site conditions, a description of OPA Phase 1 and the Wider OPA (the One Horton Heath Project) and setting out the likely environmental effects.

1.5 THE PROJECT TEAM

- 1.5.1 The project team is being led by consultants Savills, with input from specialists both internal and external to the company. The project team comprises:

EIA Management and Co-ordination	Savills
Socio-Economics	Savills

Air Quality	Hydrock
Transport and Access	Paul Basham Associates
Built Heritage	Wessex Archaeology
Ecology	Johns Associates
Water Environment	PFA Consulting Ltd
Noise and Vibration	Hydrock
Landscape and Visual	Tyler Grange

1.6 STATEMENT OF RELEVANT EXPERTISE

- 1.6.1 The 2017 Regulations require that an ES must be prepared by competent experts. Paragraph 18 Part 5(b) of the 2017 Regulations states that *“the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts”*. This section has been prepared to in line with this requirement.
- 1.6.2 In line with Regulation 18(5), it is confirmed that the project team (outlined above), constitutes a ‘competent expert’ for the purposes of EIA project management, and drafting of relevant technical chapters. The combined project team have relevant experience in undertaking EIA on projects of this nature and scale, and have the expertise to ensure that the ES complies with the regulatory requirements and best practice.

Savills

- 1.6.3 Savills is an Institute of Environmental Management and Assessment (IEMA) approved (Quality Mark) consultancy whose EIA Consultants and Expert Witnesses have many years’ experience in the coordination, drafting and delivery of varied ES’s.
- 1.6.4 As an IEMA Quality Mark consultancy, EIA’s prepared by Savills are submitted to and audited by IEMA for quality and consistency. In addition, Savills is required to contribute to the ongoing development, learning and improvement of the EIA process in the UK through the provision of case studies, articles and seminars.

Socio-Economics

- 1.6.5 The Socio-Economic chapter of the ES has been reviewed and edited by Stefanos Zymis, Dip MSc MIED of Savills. Stefanos has five years’ experience of preparing socio-economic impact assessments for a wide range of EIA projects.
- 1.6.6 The Socio-Economic chapter of the ES has been prepared by Georgie Sheard MSc BSc who also works in the Savills Economic Team. Georgie is experienced in the preparation socio-economic impact assessments and in contributing to EIAs.

Cotswold Archaeology

Built Heritage

- 1.6.7 The Built Heritage Chapter of the ES was prepared by Heather Hall of Cotswold Archaeology. With a background in architecture, Heather has extensive experience of providing built heritage advice, having previously worked as Historic Buildings Adviser to a local planning authority. During this time, she acted as expert witness at hearings, and has produced detailed written representations for a wide variety of projects.
- 1.6.8 Within the private sector, Heather has worked on a wide range of setting and heritage impact assessments and has been involved in proactively shaping the design of schemes in sensitive historic locations. She has prepared and submitted successful LBC applications, ensuring that all work complies with internationally accepted conservation standards, national legislation and policy and aligns with Historic England guidance.
- 1.6.9 Heather is Affiliate Member of the Institute of Historic Building Conservation (IHBC), and is Secretary of the IHBC South-East Branch.

Tyler Grange

Landscape and Visual

- 1.6.10 The Landscape and Visual ES Chapter has been prepared by Colin Pill, a Director of Tyler Grange Group Ltd with over 25 years of landscape design and planning experience. He has a Bachelor of Arts Degree and Post-Graduate Diploma in Landscape Architecture from the University of Greenwich and has been Chartered Member of the Landscape Institute (CMLI) since 1994.
- 1.6.11 He is a panel member of the Design Review Panel and Chair of the Landscape Institutes Apprenticeship Trailblazer as well as a judge for the Landscape Institute awards.

Hydrock

Air Quality

- 1.6.12 The Air Quality ES chapter has been prepared by Amy Van de Sande. Amy is a Senior Air Quality Consultant with over 5 years' experience of carrying out Air Quality Assessments for a variety of projects, including residential developments, retail and residential mixed-use developments, and large road and rail infrastructure projects. These schemes have been London, smaller towns and cities, and rural environments across the UK. She has a Masters in Air Pollution Management and Control and is a Member of the Institute of Air Quality

Management and Institute of Environmental Sciences. Areas of expertise include air dispersion modelling using ADMS Roads and ADMS Urban, data analysis for a range of datasets, undertaking construction dust assessments and providing input into technical reports, both standalone reports and ES chapters.

Noise and Vibration

1.6.13 The Noise and Vibration ES Chapter has been prepared by Eddy Goldsmith. Eddy holds a BEng (hons) Acoustics degree from the University of Salford, full membership to the Institute of Acoustics, and over 7 years of professional consultancy experience in Acoustics. His technical knowledge and understanding of key Physics concepts provide the ability to identify noise and vibration design issues during the early stages of a project, all the way through to construction and operational stages.

1.6.14 Eddy has led the acoustic engineering aspect of developments comprising a multitude of usages, within a range of sectors including residential, manufacturing, retail, energy, waste, leisure, utilities, entertainment, minerals, education and healthcare. Having worked on large scale and contentious projects, together with international design teams, he values communication as one of the crucial skills in delivering projects successfully.

Johns Associates

1.6.15 The Ecology ES Chapter has been prepared by Johns Associates.

1.6.16 Matthew Johns is a highly experienced environmental consultant and Chartered Environmentalist, specialising in Environmental Impact Assessment, biodiversity and hydrology. This includes EIA of residential development, agricultural schemes, renewable energy, water transfer schemes, waste water treatment works, afforestation, inland navigation, airport development, urban regeneration, and landfilling. A key skill is in predicting multidisciplinary environmental effects and reducing potential negative effects and project risk through good design by working with engineers, designers, architects, landscape architects and other professionals, alongside strong communication and consultation skills. He has acted as Expert Witness. Key sectors include Government Agencies, Local Authorities, Water Companies, Professionals, Aviation, Property, Estate Management and Industry. Matt also has a strong background and current experience in aquatic and terrestrial ecology, protected species licencing and mitigation, alongside the robust delivery of management and monitoring mechanisms. He is a Member of the Chartered Institute of Ecology and Environmental Management, Institute of Fisheries Management, Fellow of the Geological Society and Member of the River Restoration Centre.

- 1.6.17 Liz Johns is the founding Director of Johns Associates and is a qualified and experienced ecologist with 20 years' experience in both the public and private sectors. She is an experienced aquatic ecologist with a strong background in aquatic resource management and ecology, including macroinvertebrate identification and protected species surveys and she holds a range of protected species licences. Liz worked for a number of years as an ecologist for the Environment Agency across three regions before moving into environmental consultancy. Liz has extensive experience in project management, site survey, protected species survey, Ecological Impact Assessment; the production of Ecology chapters of Environmental Statements, BREEAM assessments, Appropriate Assessment, HRA and the development of detailed mitigation strategies and associated site management plans. She was a member of the Institute of Ecology & Environmental Management External Affairs Committee for a number of years.
- 1.6.18 Ben Mitchell is a Principal Ecologist at Johns Associates and is a qualified and experienced ecologist with over 16 years' experience in the charitable, public and private sectors. He has a significant experience of delivering ecological impact assessment for complex residential and infrastructure scale developments. He has also been responsible for the delivery of a number of nationally important conservation projects. Ben has a highly experienced ecologist specialising in survey design, interpretation of data, habitat creation/management and mitigation. He holds a range of protected species licences for both survey and mitigation. Throughout his professional career, Ben has delivered comprehensive ecological support, including complex and specialist protected species surveys, environmental impact assessment for a broad range of projects. In addition to his consultancy skills he has a wealth of practical experience of the creation, restoration and management of protected wetland sites over 10 years for the RSPB, Loch Lomond & the Trossachs National Park and North Lanarkshire Council. Ben has been instrumental in the development of project management systems for the company. He is also exploring the potential for the use of species distribution and landscape modelling techniques in commercial ecology and has recently been working with Wiltshire Council and Corsham town Council to create policies to protect important features for bats within the Wiltshire landscape.
- 1.6.19 Riki Therivel is director of Levett-Therivel and a visiting professor at Oxford Brookes University and University College Dublin. She specialises in environmental and social impact assessment of policies, plans and projects, and Habitats Regulations Assessment (HRA). She has co-authored key guidance documents on how to implement the European strategic environmental assessment (SEA) and Habitats Directives; has supported a wide range of authorities from the national to the sub-local level in their SA/SEAs and HRAs; and has written/edited many articles and books on these subjects. Riki studied environmental impact assessment and SEA on Oxford Brookes University's MSc courses in Environmental Assessment and Management, and

was the 2002-3 recipient of the International Association for Impact Assessment's Individual Award for her contribution to the development of SEA and excellence in teaching and research.

- 1.6.20 Lis Weidt has 6 years' experience working in ecological consultancy, with considerable knowledge of ecological legislation, policy and best practice. She has delivered Ecological Impact Assessments for a number of developments for local authority clients. Lis holds a range of protected species licences for both survey and mitigation purposes including advanced bat survey techniques. She has extensive experience in provision of technical support and reviewing documents and works in relation to compliance with nature conservation legislations, project management, site survey, protected species survey. She acts as named ecologist on EPS licence applications and Ecological Clerk of Works for protected species, legally protected and sensitive habitats, produces Ecological Impact Assessment and ecology chapters of Environmental Statements, and the development of detailed mitigation strategies and associated site management plans.
- 1.6.21 Katherine Newbert is a consultant ecologist with 4 years' experience working in ecological consultancy. She has a wide range of experience undertaking ecological field work and report writing. Katherine is a skilled botanist with experience of delivering a range of surveys including botanical field work, including phase one habitat surveys covering a range of habitats types (aquatic and terrestrial) as well as more specialist surveys e.g. NVC surveys. She also has experience in protected species surveying and has been an ecological clerk of works on projects for protected species. She has experience in writing a range of different reports including preliminary ecological appraisals, protected species and habitat inspection reports, LEMPS, CEMPS, BREEAM reports, and helping produce chapters and technical notes for environmental impact assessments.
- 1.6.22 Kerry White is a consultant ecologist with the ecology team at Johns Associates and has 4 years' experience working in ecological consultancy. She holds protected species licences and has experience in Ecological Clerk of Works for protected species and sensitive habitats, Phase 1 Habitat surveys, botanical surveys, survey design and implementation, data collection and data analysis. Kerry has produced and contributed a range of ecological reports including preliminary ecological appraisals, bat roost inspection and survey reports, species specific technical notes for environmental impact assessments, method statements and protected species licence applications.

PFA Consulting Ltd

- 1.6.23 The Hydrology Chapter of this ES has been completed by PFA Consulting Ltd's Flood Risk and Water Management Team and Infrastructure Design Team. The team is led by Steve Millard MICE IEng, with over 40 years industry experience, and includes further CIWEM accredited

personnel and individuals with relevant degree qualifications in Civil and Environmental Engineering and Environmental Science. The assessment was prepared by Ben Fox (BSc (Hons) MCIWEM C.WEM CEnv) and overseen by Mark Skivington (BSc (Hons) MSc) who have eight and seventeen years' experience respectively in preparing Flood Risk Assessments, Drainage Strategies and Environmental Assessments.

Paul Basham Associates

- 1.6.24 The Transport and Access Chapter of the ES has been prepared The Transport and Access chapter of the ES has been prepared by Paul Basham Associates and in particular Director; Mark Smith and Principal Transport Planner; Jessica Lloyd. Paul Basham Associates have also prepared the Transport Assessments and Travel Plans to support the two developments.
- 1.6.25 Mark Smith has over 13 years' experience in the transport planning field and is also a member of the Chartered Institute of Highways and Transportation and a Member of Hampshire Chamber of Commerce Planning and Transport Committee. Mark has experience of working on several Local Plan allocated sites as well as strategic planning applications, including those within Eastleigh Borough.
- 1.6.26 Jessica Lloyd has over 6 years' experience within Transport Planning and holds a Masters with Distinction in Transportation Planning and Engineering from the University of Southampton. Jessica has worked on a wide variety of projects on the south coast, and within Eastleigh Borough in particular, with projects of varying scales which has necessitated input into Environmental Impact Assessments.

1.7 CONSULTATION

- 1.7.1 Should interested parties wish to make representations on the content of this ES and the planning application made to EBC, they can be made in writing to:

Ms Dawn Errington
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

- 1.7.2 Alternatively, representations can be made online by following instructions at:

<https://www.eastleigh.gov.uk/planning-and-building/planning-applications>

- 1.7.3 The ES is available to purchase from the Planning and EIA Consultants working on behalf of the applicant using the following address:

FAO Peter Warren
Savills
2 Charlotte Place
Southampton
SO14 0TB

- 1.7.4 Table 1.1 sets out the costs related to the volumes of the ES available. The ES should also be available on the LPA's website.

Table 1.1: Environmental Statement Costs

Volume		Hard Copy	CD-ROM/DVD
1	Main ES Report	£600	£5
2	Technical Appendices	Please enquire at above address	
3	Non-Technical Summary	Free of Charge	

- 1.7.5 Requests should be made in writing to the above address. Cheques should be made payable to 'Savills (UK) Limited'.

1.8 CROSS REFERENCING

- 1.8.1 Within this ES reference is made to documents submitted as part of the associated planning application. For ease of identification and location, these documents are referenced in Table 1.2. These documents can all be accessed via the LPA's website by following the instructions at:

- <https://www.eastleigh.gov.uk/planning-and-building/planning-applications>

Table 1.2: Application Document References

Document Title	Author
Wider OPA Planning Statement	Savills (UK) Limited
Wider OPA Design and Access Statement	Clague
OPA Phase 1 Planning Statement	Savills (UK) Limited
OPA Phase 1 Design and Access Statement	Clague
Wider OPA Transport Assessment	Paul Basham Associates
OPA Phase 1 Transport Assessment	Paul Basham Associates

Travel Plan	Paul Basham Associates
Statement of Community Involvement	Savills (UK) Limited
Retail Statement	Savills (UK) Limited
Economic Regeneration Statement	Savills (UK) Limited
One Horton Heath Design Code	Clague
Open Space Strategy	Tyler Grange
Mineral Resource Statement	Savills (UK) Limited
Phase 1 Desk Study Assessment (Ground Investigations)	Hydrock
Phase 2 Ground Investigation Report	Hydrock
Preliminary Arboricultural Report	Tyler Grange
Utilities and Foul Water Statement	Hilson Moran

1.1.1 A glossary of abbreviations used within the ES can be found in Appendix 1.1.