
One Horton Heath Environmental Impact Assessment

Environmental Statement Volume 1 - Addendum

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1. Introduction

1.1. In December 2020 two planning applications were submitted to Eastleigh Borough Council set out below:

- A. Outline Planning Application for land at Burnetts Lane, Fir Tree Lane and Allington Lane, Eastleigh SO50 7BZ (referred to in the One Horton Heath EIA as 'the Wider OPA'). Application reference **O/20/89498**.

'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 cycle paths 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)'.

- B. Full Planning Application for land west of Burnetts Lane, Horton Heath, Eastleigh, Hampshire, SO30 2HH (referred to in the One Horton Heath EIA as 'OPA Phase 1'). Application reference **F/20/89500**.

'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'.

1.2. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (hereafter termed the 'EIA Regulations'), require that, before consent is granted for certain types of development an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments, which will only require assessment if they are likely to give rise to significant environmental effects (Schedule 2 developments).

1.3. Owing to the nature of the proposed development, the size of the site (circa 130.9 Ha) and the number of residential units proposed (2,500), the One Horton Heath proposals fall within Schedule 2 Section 10(b) of the EIA Regulations as an "Urban development project" in which the "area of the development exceeds 5 hectares" and "the development includes more than 150 dwellings". It was determined that the proposed development had the potential to give rise to significant environmental effects and, as such, the proposal was voluntarily screened in as EIA development and an Environmental Statement (ES) was prepared.

1.4. This Environmental Statement Addendum (ESA) accompanies the submission of amendments to the current planning applications that fall outside of the previously assessed EIA parameters alongside updated assessments of the potential environmental effects. The purpose of the ESA is to inform the Local Planning Authority (LPA) of the implications of the proposed amendments to the previously assessed project and, as such, any changes to the likely environmental effects of the project as now proposed, in comparison to the previously assessed project.

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- 1.5. This ESA has been written to update, and should be read in conjunction with, the original ES that was submitted as part of the applications.

2. Scheme Amendments

2.1. A series of minor changes have been made to the One Horton Heath project.

The Wider OPA

2.2. Planning application **O/20/89498** was submitted to Eastleigh Borough Council in December 2020 for:

'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 cycle paths 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).'

2.3. The Wider OPA planning application included a set of parameters outlining the way in which the proposed development was to be delivered.

2.4. The proposed amendments, to which this Environmental Statement Addendum relates, make minor changes to the Parameter Plans to reflect ongoing discussion with the Local Planning Authority, and taking into account consultation comments. It should be noted that the description of development remains unchanged.

2.5. The key changes comprise the following:

- Removal of landmark/wayfinding features at northern and southern gateways.
- Public Right of Way amendments, including provision of Bridleways on Fir Tree Lane and West End Footpath 3.

OPA Phase 1

2.6. Through refinements to the design, the quantum of development for OPA Phase 1 has reduced to 381 dwellings. The revised description of development is:

'Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure'.

- 2.7. The EIA continues to be based on a development quantum of 393 dwellings to maintain consistency with previous assessments and to ensure robust conclusions on environmental effects. The description of development for the purposes of the EIA therefore continues to be:

'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'.

- 2.8. There are ongoing amendments to elements of detailed design within OPA Phase 1 (most notably the removal of the 6 storey element as referenced in respect of Wider OPA). However, these are not considered to materially alter the assessments and conclusions of the original ES.

3. Environmental Statement Addendum

Parameter Plans

- 3.1. The Wider OPA and OPA Phase 1 planning applications were accompanied by an ES that assessed the potential for significant environmental effects to arise as a result of the proposed development. Alongside the proposed development description, the parameters for the EIA were presented in a series of plans set out below and for OPA Phase 1, provided in Appendix 3.1 of the original ES:

Drawing Number	Drawing Title	Figure Number
EAST200403-RLP-01-P2	Wider OPA Red Line Plan	1.1
29607A/01	OPA Phase 1 Red Line Plan	1.3
EAST200403-PP-01-P22	Access Parameter Plan	3.1
EAST200403-PP-02-P26	Land Use Parameter Plan	3.2
EAST200403-PP-03-P24	Green Infrastructure Parameter Plan	3.3
EAST200403-PP-04-P23	Building Heights Parameter Plan	3.4
EAST200403-DEP-01-P2	Demolition Plan	3.5
039.0014.701	Fir Tree Lane Improvements	3.8

- 3.2. The proposed minor amendments to the EIA Parameters remain broadly consistent with the previously assessed EIA Parameter Plans with the exception of the following:

Proposed Changes	Details of Changes Proposed
Application Boundary (Figure 1.1 of the ES)	Minor Amendments have been made to the application boundary and land within the applicant's control to align with land ownership. These changes are located: - On Burnetts Lane at the southern site access; - On the southern boundary adjacent to Chalcroft Business Park and - On Fir Tree Lane at the eastern site access.
Access including Public Rights of Way, Link Road and Internal Distributor Road (Figure 3.1 of the ES)	The overarching approach and treatment of Public Rights of Way (PRoW) within the Site remains unchanged. However, a number of amendments have been made. Set out below is the proposed treatment of each existing PROW on the Site (amendments from the previous submission are underlined): - Fir Tree Lane: <u>The western end of Fir Tree Lane is to be downgraded to a Bridleway (except for access).</u> Minor diversions may be required to facilitate crossing points of the Link Road (subject to detailed design). <u>The retained section of Fir Tree Lane (as a highway) will have a continuous footway connecting Horton Heath with the Local Centre;</u> - Internal Distributor Road: <u>Fir Tree Lane is to be downgraded to a Bridleway (except for access) west of the point at which it connects to the proposed Internal Distributor Road. However, to allow flexibility at the detailed design stage, two illustrative routes</u>

	for the Internal Distributor Road are now shown on the Parameter Plans. Illustrative Route 1 sees Fir Tree Lane continue as a public highway past the Local Centre before merging into the Internal Distributor Road to the west of the small area of land outside of the application boundary. Fir Tree Lane to the west of this point would be downgraded to a Bridleway. Illustrative Route 2 sees Fir Tree Lane merging with the Internal Distributor Road at the Local Centre. The Internal Distributor Road would run west from the Local Centre to the south of the land outside of the application boundary; ▪ West End Footpath 1: This footpath will be retained as part of the proposed development. Minor diversions may be required to facilitate crossing points of the Internal Distributor Road and Link Road (subject to detailed design); ▪ West End Footpath 2: This footpath will be diverted to follow the commonly used track adjacent to the Solar Farm. This will also have the benefit of allowing for a hedgerow in between the footpath and the Internal Distributor Road. Minor diversions may be required to facilitate crossing points of the Internal Distributor Road and Connection to the Link Road (subject to detailed design); ▪ West End Footpath 3: The eastern end of WEFP3 (between Burnetts Lane and the Internal Distributor Road) will be upgraded to a Bridleway. The middle section of WEFP3 (between the Internal Distributor Road and Chalcroft Farm) will be upgraded to a foot/cycle way. Minor diversions may be required to facilitate crossing points of the Internal Distributor Road and Link Road (subject to detailed design). The western end of WEFP3 is to be retained as a footpath. A route from Chalcroft Farm to the western site boundary is safeguarded for a potential future upgrade to a cycle way as part of EBC's aspiration for a cycle link between Hedge End and Eastleigh. This route follows the alignment of WEFP3; ▪ Fair Oak and Horton Heath Footpath 7: This footpath will be diverted to the south (to better align with landownership - the current alignment crosses private residential gardens) and will be upgraded to a foot and cycle way connecting Horton Heath with the proposed Local Centre; ▪ Fair Oak and Horton Heath Footpath 8: This footpath will be retained as part of the proposed development. Minor diversions may be required to facilitate crossing points of the Internal Distributor Road (subject to detailed design); ▪ Fair Oak and Horton Heath Footpath 10: This footpath will be retained as part of the proposed development. We understand that the financial contributions made pursuant to the previous planning consents will be recognised and ring-fenced again through this application to fund the maintenance and improvement of Footpath 10 off the site to enhance connectivity between the development and Fair Oak; ▪ Fair Oak and Horton Heath Footpath 11: This footpath will be retained as part of the proposed development. Minor diversions may be required to facilitate crossing points of the Link Road (subject to detailed design) <u>The western section (between the Link Road and Fir Tree Lane) will be subject to a minor diversion to facilitate the creation of a SuDs feature;</u> and ▪ <i>(Boundary Amendment) Minor Amendments have been made to the application boundary and land within the applicant's control to align with land ownership. These changes are located:</i> ○ On Burnetts Lane at the southern site access; ○ On the southern boundary adjacent to Chalcroft Business Park; and ○ On Fir Tree Lane at the eastern site access.
Land Use Parameter Plan (Figure 3.2 of the ES)	▪ The area of commercial development in the north west of the site has been slightly amended to better align with the extent of existing built development (Victoria House); ▪ A minor amendment has been made to the position of the 'Area reserved for potential relocation of solar panels' to make this area continuous with the existing area of solar panels;

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	- As a clarification, the Land Use Parameter Plan shows the extent of the proposed land use areas within the site. This is not the same as the extent of proposed built development. As shown on the Access, Green Infrastructure and Building Heights Parameter Plans the area of built development is smaller than the land use area to allow for landscaping and footpaths/cycleways at the edges of development; (Access Amendment) Two illustrative routes for the Internal Distributor Road are now shown on the Parameter Plans. Illustrative Route 1 sees Fir Tree Lane continue as a public highway past the Local Centre before merging into the Internal Distributor Road to the west of the small area of land outside of the application boundary. Illustrative Route 2 sees Fir Tree Lane merging with the Internal Distributor Road at the Local Centre, the Internal Distributor Road would run west from the Local Centre to the south of the land outside of the application boundary; and (Boundary Amendment) Minor Amendments have been made to the application boundary and land within the applicant's control to align with land ownership. These changes are located: - On Burnetts Lane at the southern site access; - On the southern boundary adjacent to Chalcroft Business Park; and - On Fir Tree Lane at the eastern site access.
Green Infrastructure Plan (Figure 3.3 of the ES)	- The hedgerow on the boundary of the 'Area reserved for potential relocation of solar panels' and the existing solar panels is shown as potentially being removed (should the solar panels be relocated). If removed, this hedgerow would be re-provided to the south of the re-provision area as shown; - All hedgerows and trees to be retained, enhanced, potentially lost or proposed are now shown on the parameter plan; (Access Amendment) Two illustrative routes for the Internal Distributor Road are now shown on the Parameter Plans; Illustrative Route 1 sees Fir Tree Lane continue as a public highway past the Local Centre before merging into the Internal Distributor Road to the west of the small area of land outside of the application boundary. Illustrative Route 2 sees Fir Tree Lane merging with the Internal Distributor Road at the Local Centre, the Internal Distributor Road would run west from the Local Centre to the south of the land outside of the application boundary; and (Boundary Amendment) Minor Amendments have been made to the application boundary and land within the applicant's control to align with land ownership. These changes are located: - On Burnetts Lane at the southern site access - On the southern boundary adjacent to Chalcroft Business Park - On Fir Tree Lane at the eastern site access
Building Heights Plan (Figure 3.4 of the ES)	- The Landmark/Wayfinding elements (up to 6 storeys) in the north west and south east of the site have been removed; - The area of commercial development in the north west of the site is now all shown as 'Up to 3 storeys. Max Ridge height 12m (from existing ground levels +/- 2m)'. Previously the southern part of this area was shown as up to 4 storeys; (Access Amendment) Two illustrative routes for the Internal Distributor Road are now shown on the Parameter Plans. Illustrative Route 1 sees Fir Tree Lane continue as a public highway past the Local Centre before merging into the Internal Distributor Road to the west of the small area of land outside of the application boundary. Illustrative Route 2 sees Fir Tree Lane merging with the Internal Distributor Road at the Local Centre, the Internal Distributor Road would run west from the Local Centre to the south of the land outside of the application boundary; and (Boundary Amendment) Minor Amendments have been made to the application boundary and land within the applicant's control to align with land ownership. These changes are located: - On Burnetts Lane at the southern site access - On the southern boundary adjacent to Chalcroft Business Park

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	○ <i>On Fir Tree Lane at the eastern site access</i>
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- 3.3. The following revised EIA Parameter Plans have been prepared to incorporate the above changes to enable an assessment of the potential for the development as changed to result in significant adverse environmental effects:

Drawing Number	Drawing Title	Figure Number
EAST200403-PP-01- P8	Wider OPA Red Line Plan	1.1
EAST200403-PP-01- P29	Access Parameter Plan	3.1
EAST200403-PP-02- P33	Land Use Parameter Plan	3.2
EAST200403-PP-03- P33	Green Infrastructure Parameter Plan	3.3
EAST200403-PP-04- P29	Building Heights Parameter Plan	3.4

- 3.4. The above Figures replace Figures 1.1, and 3.1 to 3.4 of the original One Horton Heath EIA.
- 3.5. The Illustrative Phasing Plan (Figure 1.2 of the ES) has also revised. No changes have been made to the anticipated phasing of development. However, the plan has been amended to reflect the changes made to the application boundary and Land Use Parameter Plan.
- 3.6. Revised Figures 1.1, 1.2, and 3.1 to 3.4, as well as the revised Concept Masterplan (Figure 3.6) and the OPA Phase 1 Revised Site Plan are provided in Appendix 1 of this ESA.

4. Revised Parameter Assessments

4.1. The revised EIA Parameters have been considered by Savills and the wider project team to determine their potential to alter the findings set out in Chapters 6 - 14 of the One Horton Heath EIA relating to:

- Socio Economics
- Air Quality
- Traffic and Transport
- Built Heritage
- Biodiversity
- Water Environment
- Noise & Vibration
- Landscape and Visual
- Cumulative Impacts

4.2. For each environmental topic it has been concluded that the minor changes from the previously assessed parameters reflected in the updated EIA Parameter Plans do not alter the findings of the One Horton Heath EIA and the conclusions presented in the original ES. This is set out for each environmental topic below.

Socio-Economics

4.3. On the basis that there are no further changes to the assessed parameters it has been concluded that the changes do not alter either the assessment or findings of the Socio-Economic assessment and the conclusions presented in the original Socio-Economic ES chapter (Chapter 6).

Air Quality

4.4. It is concluded that the revised EIA parameters do not result in changes that would alter the assessment of potential effects, and the conclusions reached in the Air Quality chapter of the original ES. This is explained in further detail in **Appendix 2** of this ESA. Appended to supporting Appendix 2 is a technical note prepared in response to comments and queries from EBC relating to the Air Quality ES chapter.

Traffic and Transport

4.5. As set out in **Appendix 3** of this ESA, it has been concluded that the changes do not alter either the assessment or findings of the Traffic and Transport assessment and the conclusions presented in the original Traffic and Transport ES chapter (Chapter 8).

Built Heritage

- 4.6. As set out in **Appendix 4** of this ESA, it has been concluded that the changes do not alter the overall conclusions presented in the original Built Heritage ES chapter (Chapter 9).

Biodiversity

- 4.7. An ES Addendum note for Biodiversity (Chapter 10) is provided in **Appendix 5** of this ESA.
- 4.8. The following supporting appendices of the ES have been updated and are provided in **Appendix 6** of this ESA:
- Appendix 10.12: Landscape and Ecological Mitigation and Enhancement Masterplan
 - Appendix 10.13: Habitat Change
 - Appendix 10.14: Information to Inform Appropriate Assessment
- 4.9. The changes documented in the revised ES Chapter 10 and in the updated Appendix 10:12, Appendix 10:13 and Appendix 10:14 provide further clarification, supporting material and mitigation, but do not materially change the conclusions made by Chapter 10: Biodiversity of the Environmental Statement.

Water Environment

- 4.10. It has been concluded that the changes do not alter the overall conclusions presented in the original Water Environment ES chapter (Chapter 11). Further information is provided in the ES Addendum Note provided in **Appendix 7** of this ESA.
- 4.11. The following supporting appendices of the ES have been updated and are provided in **Appendix 7** of this ESA:
- Appendix 11.1: Wider OPA Flood Risk Assessment
 - Appendix 11.2: OPA Phase 1 Flood Risk Assessment – Addendum Notes (x2)
 - Appendix 11.3: Wider OPA Nitrate Neutrality Study
 - Appendix 11.4: OPA Phase 1 Nitrate Neutrality Study

Noise & Vibration

- 4.12. It is concluded that the revised EIA parameters do not result in changes that would alter the assessment of potential effects, and the conclusions reached in the Noise and Vibration chapter of the original ES. This is explained in further detail in **Appendix 8** of this ESA. Appended to supporting Appendix 2 is a technical note prepared in response to comments and queries from EBC relating to the Noise and Vibration ES chapter.

Landscape and Visual

- 4.12.1. An ES Chapter 13 Addendum is provided in **Appendix 9** of this ESA. It has involved the review of updates and scoping of those which required further assessment. Following re-assessment, the findings are that two visual assessment ES judgments need to be updated, both relating to the effects of the omission of the north west gateway landmark feature on recreational users of PRow's B743, B744, B746 and B780.
- 4.12.2. The updated judgments both relate to Scenario 2 – the Wider OPA where identified visual effects have been reduced during construction and operation stages for users of PRow's B743, B744, B746 and B780. The implications are that previously significant effects at a local level on these receptors, are now judged to be not significant.
- 4.13. It has been concluded that the changes do not alter the overall conclusions presented in the original Landscape and Visual ES chapter (Chapter 13).

Sustainability

- 4.14. Following revisions to the One Horton Heath Project, the Sustainability and Energy Statements for the Wider OPA and OPA Phase 1 have been updated and are provided in **Appendix 10** of this ESA.

Overall Conclusion

- 4.15. This ESA concludes that, in relation to the proposed minor amendments to the original EIA Parameter Plans, the original findings of the One Horton Heath ES remain valid.

Appendices

Appendix 1 Revised EIA Parameter Plans

Appendix 2

Air Quality ES Addendum Note and supporting technical appendix

Appendix 3

Traffic and Transport ES Addendum Note



Appendix 4

Built Heritage ES Addendum Note



Appendix 5 Biodiversity ES Addendum Note

Appendix 6

Biodiversity Revised ES Appendices 10.12, 10.13 and 10.14

Appendix 7

Water Environment ES Addendum Note and Revised ES Appendices 11.1, 11.2, 11.3 and 11.4

Appendix 8

Noise and Vibration ES Addendum Note and supporting technical appendices

Appendix 9

Landscape and Visual ES Addendum Chapter

Appendix 10

Revised ES Appendices 5.3 and 5.4 – Sustainability and Energy Statements

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