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# One Horton Heath Environmental Impact Assessment

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Environmental Statement - Non-Technical  
Summary Addendum

# One Horton Heath Environmental Impact Assessment

Environmental Statement Volume 1 – Non Technical Summary 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 proposals above were voluntarily screened in as EIA development and an Environmental Statement (ES) was prepared.

1.3. The Environmental Statement Addendum (ESA) accompanies the submission of amendments to the current planning applications that fall outside of the previously assessed EIA parameters. 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.

1.4. The ESA has been written to update, and should be read alongside, the original ES that was submitted as part of the two planning 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 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- <b>P8</b>  | Wider OPA Red Line Plan             | 1.1           |
| EAST200403-PP-01- <b>P29</b> | Access Parameter Plan               | 3.1           |
| EAST200403-PP-02- <b>P33</b> | Land Use Parameter Plan             | 3.2           |
| EAST200403-PP-03- <b>P33</b> | Green Infrastructure Parameter Plan | 3.3           |
| EAST200403-PP-04- <b>P29</b> | Building Heights Parameter Plan     | 3.4           |

- 3.3. The above Figures replace Figures 1.1, and 3.1 to 3.4 of the original One Horton Heath EIA.
- 3.4. Revised Figures 1.1 and 3.1 to 3.4 are provided in Appendix 1 of this ESA Non-Technical Summary.

## 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.

4.3. The 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.

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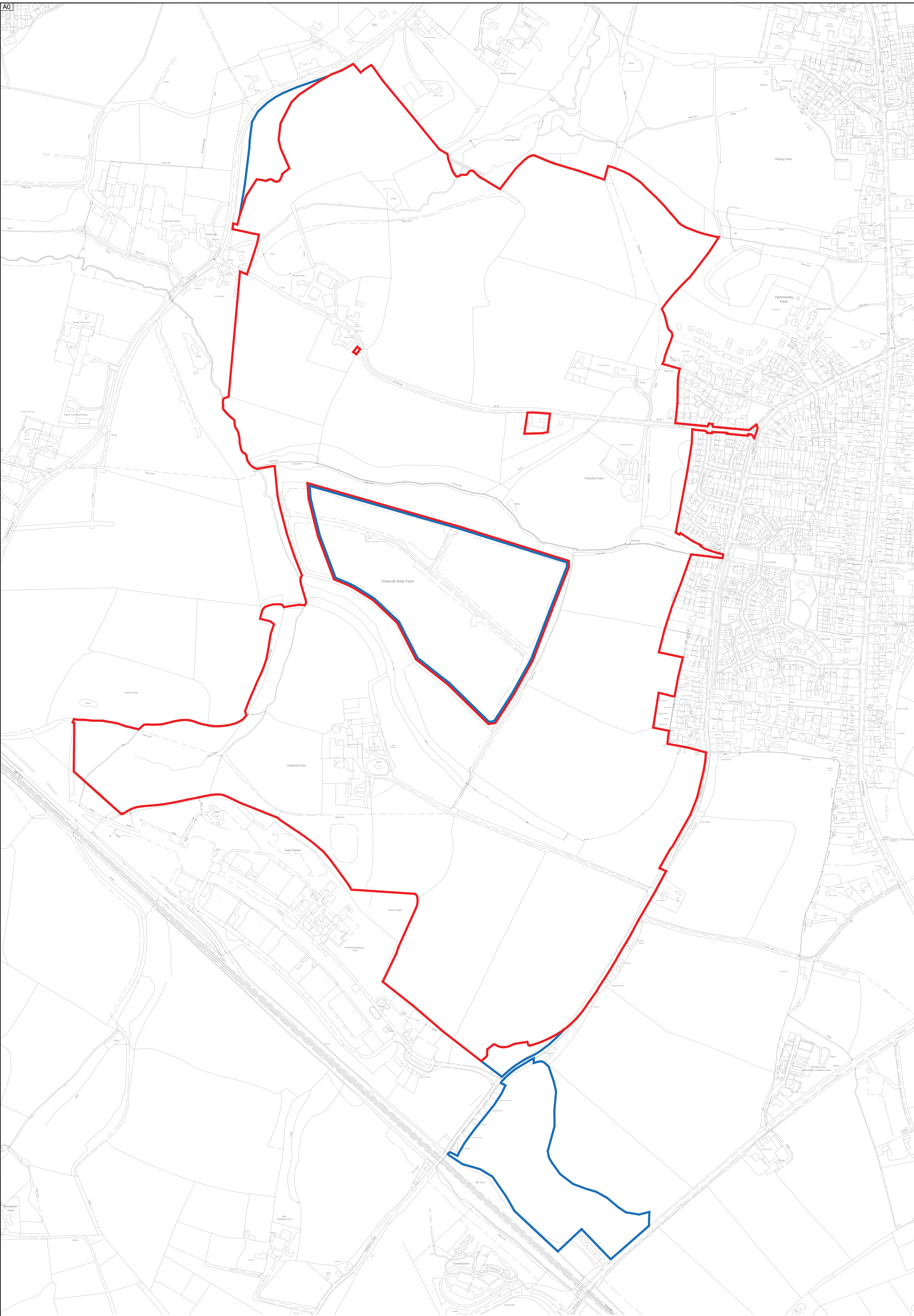
## Appendices

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## Appendix 1 Revised EIA Parameter Plans

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| NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                       |          |        |       |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------|--------|-------|--|
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| REV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DESCRIPTION                           | DATE     | AUTHOR | CHK'D |  |
| P1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Preliminary issue                     | 21.10.20 | MWP    | GSR   |  |
| P2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Minor amendment to redline            | 28.10.20 | KN     | GSR   |  |
| P3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Minor amendment to redline            | 25.11.20 | KN     | GSR   |  |
| P4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Minor amendment to redline            | 23.04.21 | KN     | GSR   |  |
| P5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Minor amendment to red and blue lines | 20.04.21 | KN     | GSR   |  |
| P6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Red & blue line added to solar farm   | 27.04.21 | KN     | GSR   |  |
| P7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Title block updated                   | 05.05.21 | KN     | GSR   |  |
| P8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Redline amended                       | 06.05.21 | KN     | GSR   |  |

Site boundary

Additional land in applicants control

PLANNING

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PROJECT

ONE HORTON HEATH

DRAWING

Red Line Plan

For: Eastleigh Borough Council

SCALE

1:2500@ A0

DATE

OCT' 2020

AUTHOR

MWP

CHK'D

GSR

JOB NO.

EAST200403

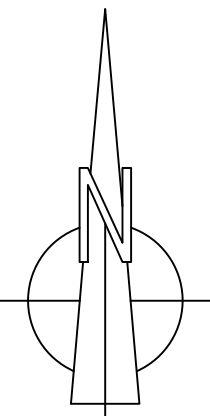
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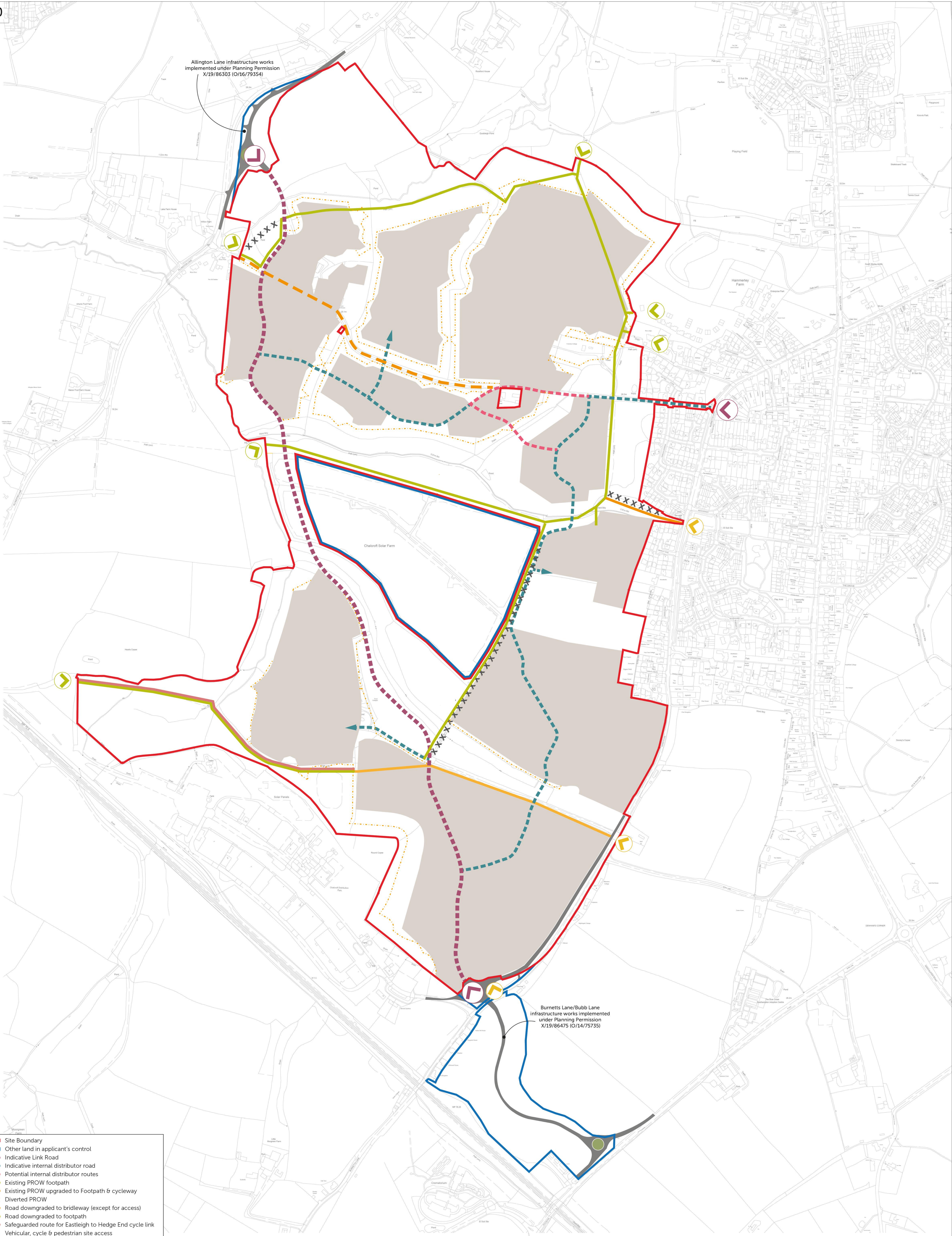
RLP.01

REV

P8

CLIENT REF.





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Site Boundary

Other land in applicant's control

Indicative Link Road

Indicative internal distributor road

Potential internal distributor routes

Existing PROW footpath

Existing PROW upgraded to Footpath & cycleway

Diverted PROW

Road downgraded to bridleway (except for access)

Road downgraded to footpath

Safeguarded route for Eastleigh to Hedge End cycle link

Vehicular, cycle & pedestrian site access

Cycle & pedestrian site access

Pedestrian site access

Area of built development

Extent of Land Use Area (see Land Use Parameter Plan)

\*All features and areas shown to a tolerance of 10m

\*\*Cross reference to PP05 Footpath and Cycleway

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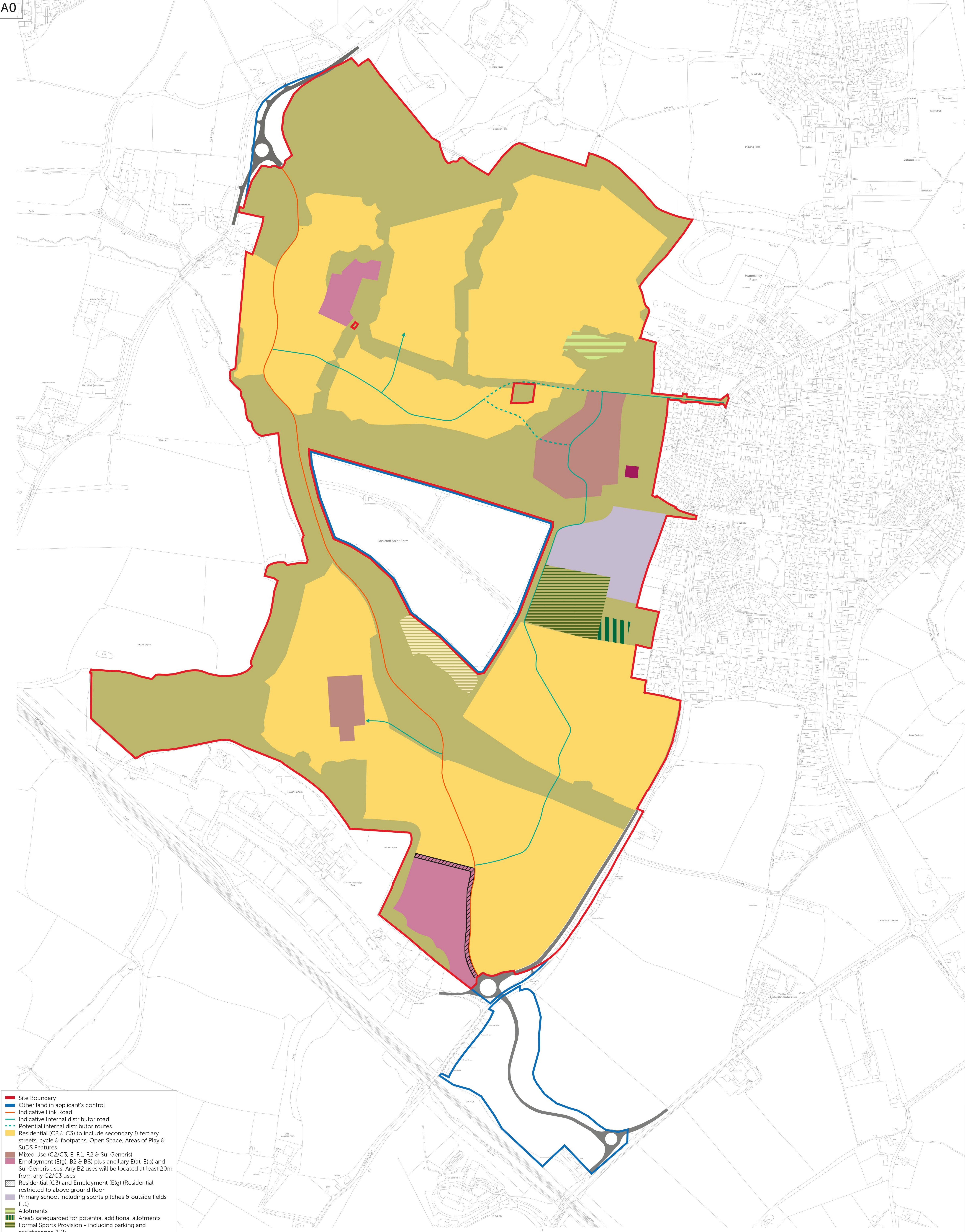
| Rev | Description                                                                                   | Date     | Au    | Ch |
|-----|-----------------------------------------------------------------------------------------------|----------|-------|----|
| P22 | Nett & Gross developable areas updated                                                        | 04.12.20 | GR/kn | GR |
| P23 | Link road option added, redline updated, protected route revised                              | 26.04.21 | GR/kn | GR |
| P24 | Minor amendments to existing routes including diversions, red & blue line added to solar farm | 27.04.21 | GR/kn | GR |
| P25 | Distributor road realigned                                                                    | 28.04.21 | GR/kn | GR |
| P26 | Title block updated                                                                           | 05.05.21 | GR/kn | GR |
| P27 | Blue line amended                                                                             | 06.05.21 | GR/kn | GR |
| P28 | Fit Tree Lane alignment corrected                                                             | 20.05.21 | GR/kn | GR |
| P29 | Distributor road option realigned                                                             | 25.05.21 | GR/kn | GR |

|             |                           |        |
|-------------|---------------------------|--------|
| Project     | Parameter Plan            | Access |
| Drawing     | Parameter Plan            | Access |
| Client      | Eastleigh Borough Council |        |
| Job no.     | EAST200403                | Date   |
| Dwg no.     | PP 01                     | Rev.   |
| Author      | GR/kn                     | Scale  |
| Status      | Checked GR                | Office |
| Client ref. | -                         | Romsey |

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ONE HORTON HEATH



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Site Boundary

Other land in applicant's control

Indicative Link Road

Indicative Internal distributor road

Potential internal distributor routes

Residential (C2 & C3) to include secondary & tertiary streets, cycle & footpaths, Open Space, Areas of Play & SuDS Features

Mixed Use (C2/C3, E, F.1, F.2 & Sui Generis)

Employment (E(g), B2 & B8) plus ancillary E(a), E(b) and Sui Generis uses. Any B2 uses will be located at least 20m from any C2/C3 uses

Residential (C3) and Employment (E(g)) (Residential restricted to above ground floor)

Primary school including sports pitches & outside fields (F.1)

Allotments

AreaS safeguarded for potential additional allotments

Formal Sports Provision - including parking and maintenance (F.2)

Open space (including drainage features, cycle & footpaths, retained vegetation & planted areas, vehicle connections, ecological mitigation features, areas of play)

Area reserved for potential relocation of solar panels

Destination Play Provision

\*All features and areas shown to a tolerance of 10m

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| Rev | Description                                                                                                                                    | Date     | Au    | Ch |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|----|
| P25 | Nett & gross areas updated                                                                                                                     | 04.12.20 | GR/kn | GR |
| P26 | Key updated                                                                                                                                    | 07.12.20 | GR/kn | GR |
| P27 | distributor road option added, southern allotment moved, employment area extended to southern boundary of Victoria House plot, redline updated | 26.04.21 | GR/kn | GR |
| P28 | Red & blue line added to solar farm, southern allotments extended to boundary                                                                  | 27.04.21 | GR/kn | GR |
| P29 | Distributor road realigned, northern employment area revised, southern allotments moved                                                        | 28.04.21 | GR/kn | GR |
| P30 | Areas safeguarded for southern allotment options added                                                                                         | 29.04.21 | GR/kn | GR |
| P31 | Title block updated                                                                                                                            | 05.05.21 | GR/kn | GR |
| P32 | Blue line amended, additional land for southern allotments revised                                                                             | 06.05.21 | GR/kn | GR |
| P33 | Distributor road option realigned                                                                                                              | 25.05.21 | GR/kn | GR |

Project  
Drawing  
Client  
Job no.  
Dwg no.  
Author  
Status  
Client ref.

Parameter Plan  
Land Use

Eastleigh Borough Council

EAST200403  
PP 02

GR/kn

Checked GR

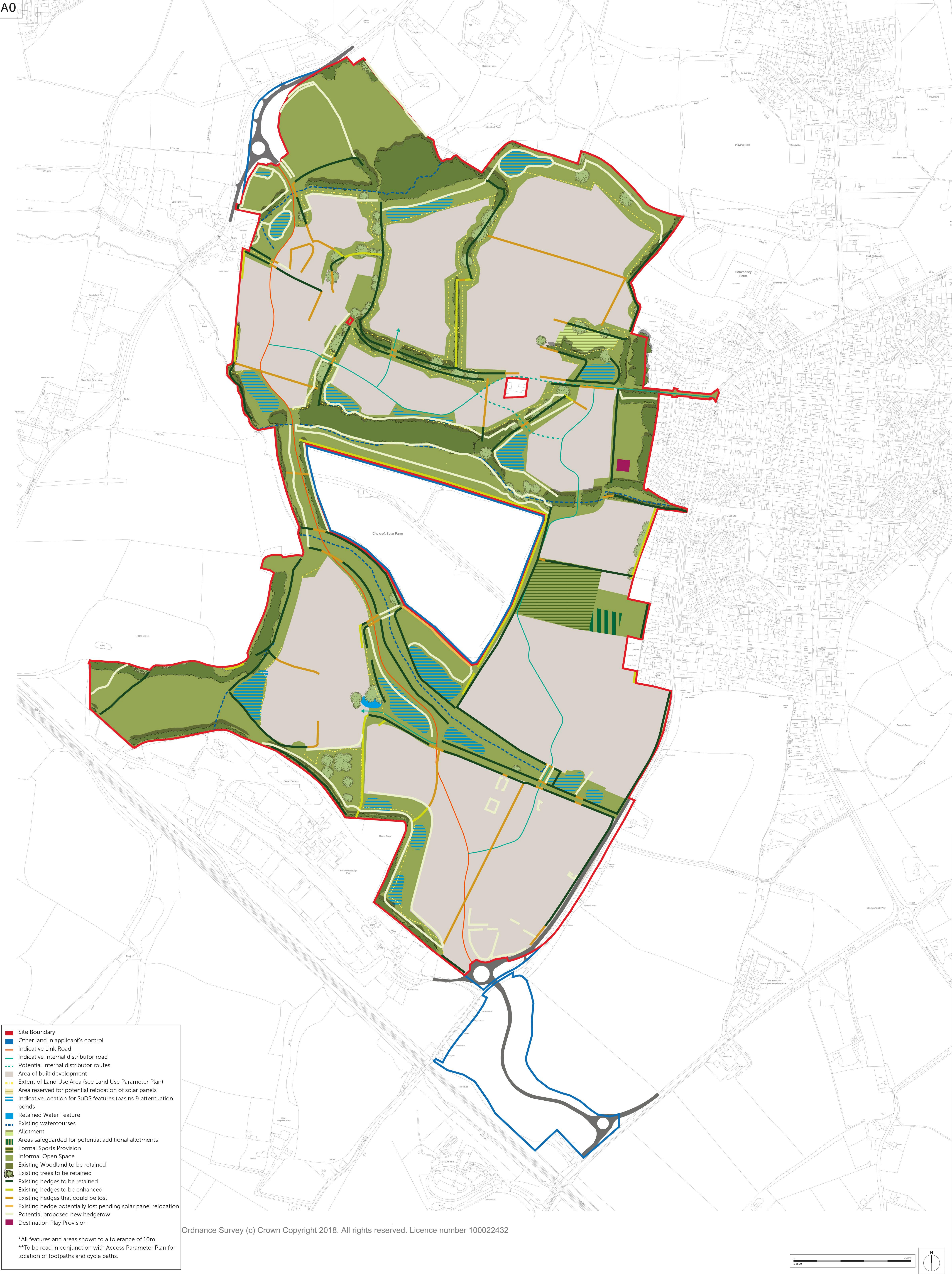
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ONE HORTON HEATH

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Site Boundary

Other land in applicant's control

Indicative Link Road

Indicative Internal distributor road

Potential internal distributor routes

Area of built development

Extent of Land Use Area (see Land Use Parameter Plan)

Area reserved for potential relocation of solar panels

Indicative location for SuDS features (basins & attenuation ponds)

Retained Water Feature

Existing watercourses

Allotment

Areas safeguarded for potential additional allotments

Formal Sports Provision

Informal Open Space

Existing Woodland to be retained

Existing trees to be retained

Existing hedgerows to be retained

Existing hedgerows to be enhanced

Existing hedgerows that could be lost

Existing hedge potentially lost pending solar panel relocation

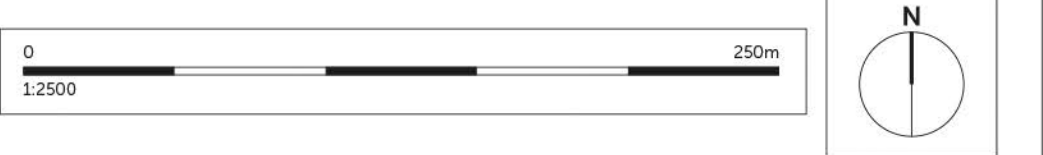
Potential proposed new hedgerow

Destination Play Provision

\*All features and areas shown to a tolerance of 10m

\*\*To be read in conjunction with Access Parameter Plan for location of footpaths and cycle paths.

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| Rev | Description                                                                                                             | Date     | Au    | Ch |
|-----|-------------------------------------------------------------------------------------------------------------------------|----------|-------|----|
| P24 | Extent of land use area added                                                                                           | 04.12.20 | GR/kn | GR |
| P25 | Distributor road option added, southern allotment moved, key amended, redline updated, general graphic revisions        | 26.04.21 | GR/kn | GR |
| P26 | Blue & red line added to solar farm                                                                                     | 27.04.21 | GR/kn | GR |
| P27 | Southern allotment moved, distributor road realigned, proposed hedge moved south of proposed solar farm relocation site | 28.04.21 | GR/kn | GR |
| P28 | Areas safeguarded for southern allotment options added                                                                  | 29.04.21 | GR/kn | GR |
| P29 | Title block updated                                                                                                     | 05.05.21 | GR/kn | GR |
| P30 | Blue line amended, additional land for southern allotments revised                                                      | 06.05.21 | GR/kn | GR |
| P31 | Existing, retained and enhanced hedgerows revised as per ecology information                                            | 18.05.21 | GR/kn | GR |
| P32 | Retained, removed and improved hedges revised                                                                           | 24.05.21 | GR/kn | GR |
| P33 | Distributor alternative realigned, minor amendments to hedge positions                                                  | 25.05.21 | GR/kn | GR |

Project

Drawing

Client

Job no.

Dwg no.

Author

Status

Client ref.

Parameter Plan

Green Infrastructure

Eastleigh Borough Council

EAST200403

PP 03

GR/kn

Checked GR

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Date

Rev.

Scale

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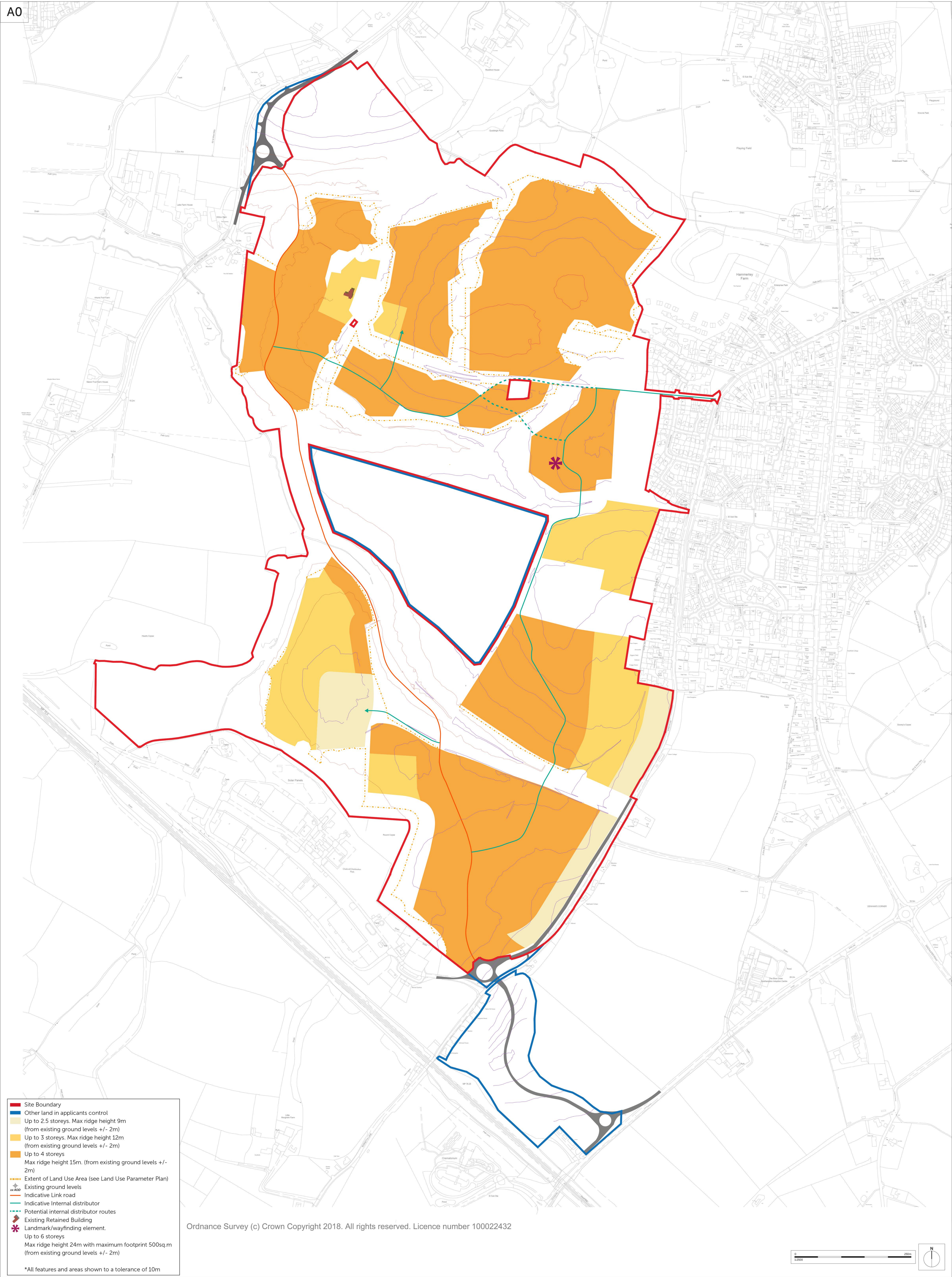
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Site Boundary

Other land in applicants control

Up to 2.5 storeys. Max ridge height 9m  
(from existing ground levels +/- 2m)

Up to 3 storeys. Max ridge height 12m  
(from existing ground levels +/- 2m)

Up to 4 storeys  
Max ridge height 15m. (from existing ground levels +/- 2m)

Extent of Land Use Area (see Land Use Parameter Plan)

Existing ground levels

Indicative Link road

Indicative Internal distributor

Potential internal distributor routes

Existing Retained Building

Landmark/wayfinding element.

Up to 6 storeys  
Max ridge height 24m with maximum footprint 500sq.m  
(from existing ground levels +/- 2m)

All features and areas shown to a tolerance of 10m

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| Rev | Description                                                                                                           | Date     | Au    | Ch |
|-----|-----------------------------------------------------------------------------------------------------------------------|----------|-------|----|
| P22 | Nett & Gross developable areas updated                                                                                | 04.12.20 | GR/kn | GR |
| P23 | Key amended                                                                                                           | 07.12.20 | GR/kn | GR |
| P24 | Potential distributor route added, redline updated, building heights lowered to the southern extent of Victoria House | 26.04.21 | GR/kn | GR |
| P25 | Red & blue line added to solar farm                                                                                   | 27.04.21 | GR/kn | GR |
| P26 | Distributor road alignment revised, building heights surroundin Victoria House amended                                | 28.04.21 | GR/kn | GR |
| P27 | Title block updated                                                                                                   | 05.05.21 | GR/kn | GR |
| P28 | Blue line amended                                                                                                     | 06.05.21 | GR/kn | GR |
| P29 | Distributor road option realigned                                                                                     | 25.05.21 | GR/kn | GR |

Project  
Drawing  
Client  
Job no.  
Dwg no.  
Author  
Status  
Client ref.

Parameter Plan  
Building heights

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