

CHAPTER 4: CONSULTATION AND ALTERNATIVES

4.1 DESIGN CONSULTATION

4.1.1 The various pre-application discussions with statutory and non-statutory consultees and the local community all have an influence over the evolution of the design of the EIA proposals and the scope of the EIA.

Pre-Application Discussion with Eastleigh Borough Council (as Planning Authority) and Statutory and Non-Statutory Bodies

4.1.2 The Applicant and their technical consultant team have had a series of meetings with EBC officers and technical consultees. This has been a proactive process, which has enabled the Wider OPA and OPA Phase 1 planning applications to be responsive to discussions and observations made by both technical and non-technical consultees.

4.1.3 In addition to pre-application discussions with EBC officers, and as part of the preparation of the EIA, the Applicant and their project design/technical team have engaged with relevant organisations, individuals and statutory consultees during the pre-application period. The schedule at Appendix 4.1 of this Statement outlines the engagement meetings held since September 2019 between the Applicant, EBC and stakeholder organisations (including Statutory and Non-Statutory bodies) to discuss and guide the Wider OPA proposals. This has included:

- Bluestar
- Burnetts Lane Residents Association
- Environment Agency
- Fair Oak and Horton Heath Parish Council
- Hampshire County Council
- Hampshire and Isle of Wight Wildlife Trust
- Natural England
- Southampton Airport
- Southern Water
- Sport England
- Sustrans
- West Hampshire Clinical Commissioning Group
- Xelabus

4.1.4 Recognising the importance of the natural environment to the Proposed Development a particular feature of the pre-application engagement has been the Ecological Steering Group. This forum was set up to discuss and guide the approach taken to the management of onsite

ecological assets both before and after development. The Ecological Steering Group is made up of representatives from EBC (planning and ecology), Natural England, Environment Agency and the Hampshire and Isle of Wight Wildlife Trust and met ten times between October 2018 and July 2020.

- 4.1.5 Comments made by officers have informed the scope of the planning application and this ES and the development proposals have evolved to address comments made by officers. The evolution of the application proposals are detailed within the Wider OPA and OPA Phase 1 Design and Access Statements.
- 4.1.6 Further details of the pre-application consultation with EBC is contained within the Planning Statements submitted as part of the suite of planning application documents.

Public Consultation

- 4.1.7 Initial consultation saw the creation of a Local Development Forum in September 2019, which held meetings at EBC Offices and Fair Oak and Horton Heath Parish Council Hall. From March 2020, following the Covid-19 pandemic, these design-led forums were conducted via online platforms. A schedule of these meetings is provided in Appendix 4.2.
- 4.1.8 During September 2020 and November 2020, the Applicant held a total of eight online public consultations on the emerging Masterplan and first new homes. The first sessions informed the latter as additional information on design refinements, highways, walking and cycling, drainage and the layout for the first new homes was presented. A planning survey for feedback opportunities was setup via the One Horton Heath Website, resulting in additional consultation material being published.
- 4.1.9 Further details of the public engagement is contained within the Statements of Community Involvement which form part of the suite of documents submitted with the Wider OPA and OPA Phase 1 planning applications.

4.2 EIA CONSULTATION

- 4.2.1 In April 2020, an EIA Scoping Opinion was requested from EBC to establish the technical scope of the EIA.
- 4.2.2 EBC issued their EIA Scoping Opinion in August 2020 and an updated in March 2020 which concluded that significant effects were likely in respect of Socio-Economics, Air Quality, Transport and Access, Built Heritage, Ecology, Hydrology, Noise and Vibration, and Landscape

and Visual Impacts. These matters have all been considered in the relevant topic chapters of the ES.

- 4.2.3 Details of technical consultation directly related to the EIA are provided in the methodology and baseline sections of each topic chapter.

4.3 CONSIDERATION OF ALTERNATIVES

- 4.3.1 Schedule 18, Paragraph 3(d) of the 2017 Regulations requires an ES to include “a *description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment*”.

- 4.3.2 The 2017 Regulations do not require the full assessment of all potential alternatives, only a reasonable account of those actually considered by a developer prior to the submission of the planning application.

- 4.3.3 For the Wider OPA and OPA Phase 1 Sites there are two realistic types of alternative, the ‘do nothing’, where each existing site remains in its current state (as set out in Chapter 2), or alternative layouts to the Proposed Development submitted for planning approval. Therefore assessment of alternatives has considered options within the following two categories:

- ‘Do Nothing’: Under this scenario no development is implemented at either the Wider OPA Site or the OPA Phase 1 Site and baseline conditions continue in their current trends.
- A different design: Under this scenario the Proposed Development is realised with alternative scales and layouts in the context of developmental constraints present at the Wider OPA Site and the OPA Phase 1 Site.

The ‘Do Nothing’ scenario

- 4.3.4 Under the ‘do nothing’ scenario, the Wider OPA Site and the OPA Phase 1 Site would not be developed and would remain underused in terms of economic and social potential. Both sites would not contribute to the local and regional housing needs of both private and affordable tenure and there would be no socio-economic benefit from the Proposed Development. This is not an alternative option that has been considered further.

A Different Design

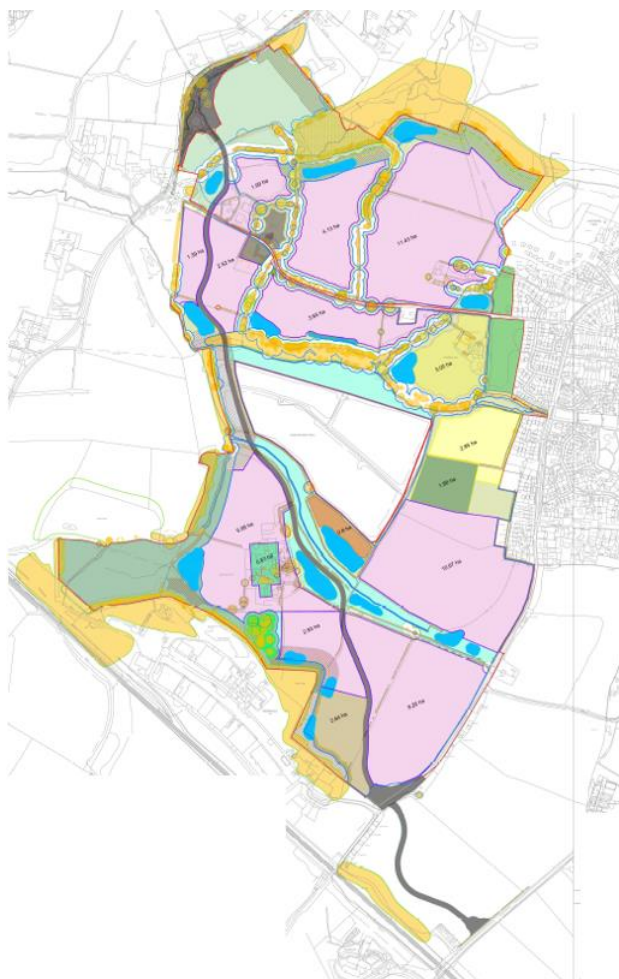
- 4.3.5 Through an iterative design process evolution of the illustrative masterplan and the parameters of the Proposed Development (both the Wider OPA and OPA Phase 1) were informed through

consultation with the key stakeholders. Design comments were taken on board at each stage in the consultation with these bodies.

Wider OPA Site

4.3.6 As described in detail in Section 5 of the submitted Design and Access Statement, the design of the Wider OPA site commenced with an identification of the area available for development. As part of this process the physical features and characteristics of the Site were mapped alongside their zones of influence resulting in the production of a 'land availability plan' as shown in Figure 4.1. This approach to establishing the available development land ensured that environmental considerations were engaged from the very outset of the design process.

Figure 4.1: Land Availability



4.3.7 Following analysis of the land availability, initial masterplan options were produced exploring a mix of land uses (including employment, leisure and residential led schemes) to best utilise the

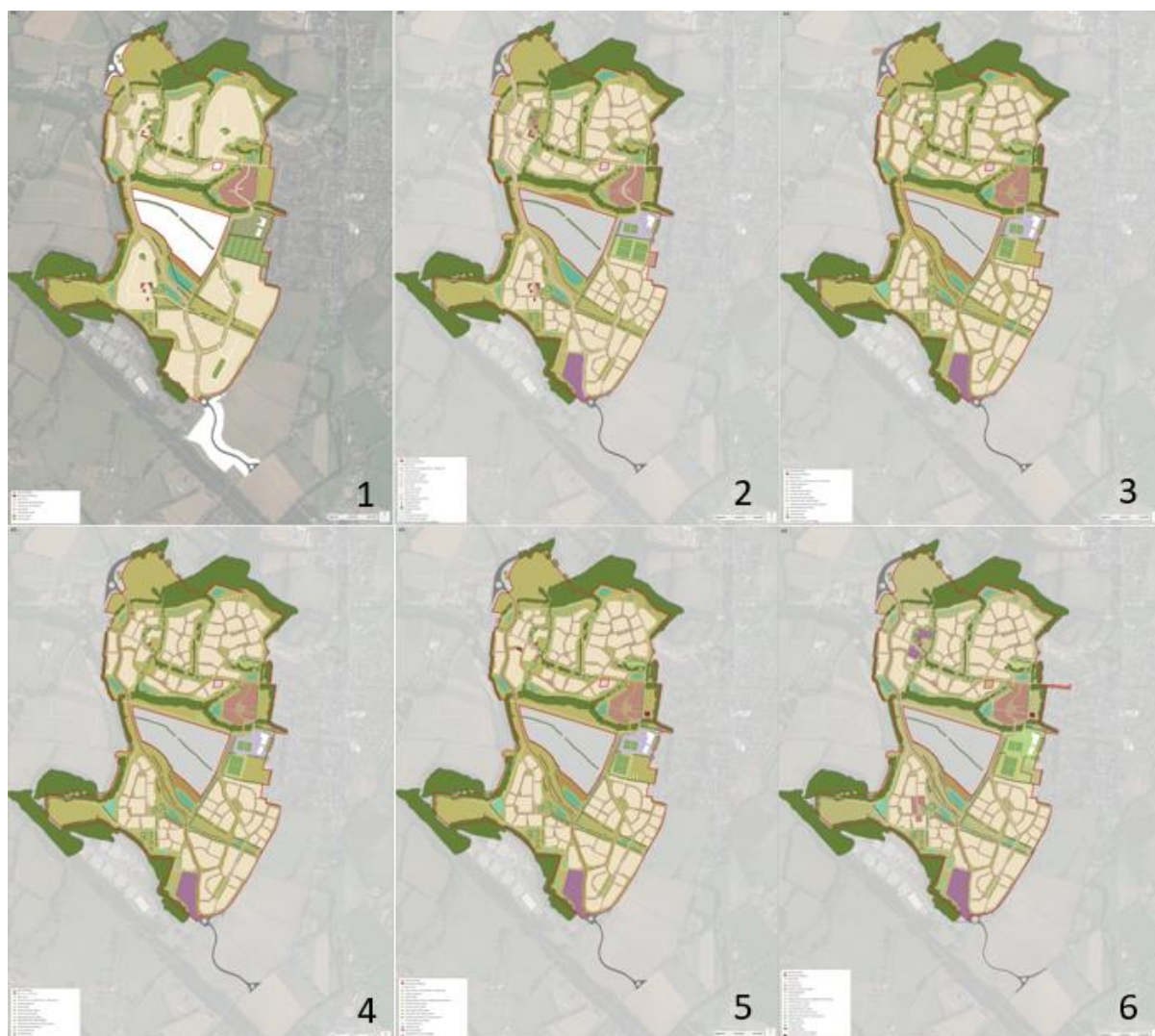
Site for the benefit of the surrounding area whilst reflecting the environmental constraints and aspirations of the Site and One Horton Heath project.

- 4.3.8 Further refinements, volumes of development and layouts were then analysed. The design evolution was informed by both the project objectives and as part of the iterative process, initial and early high level massing appraisals were undertaken by the technical team. With the aim of avoiding and minimising adverse effects from the outset. Both professional judgement and targeted testing informed this process.
- 4.3.9 Figure 4.2 shows an early draft of the illustrative masterplan whilst Figure 4.3 shows the some of the alternative designs considered and changes implemented through the consultation process and consideration of environmental constraints and issues leading to the final Illustrative Masterplan.

Figure 4.2: Early Illustrative Masterplan



Figure 4.3: Design Iterations



Key Amendments

- 1: Additional SuDs features and sports provision on Primary School site
- 2: Introduction of Southern Commercial Zone
- 3: Introduction of Allotments to north of Local Centre, realignment of Internal Distributor road between Local Centre and Primary School

- 4: Amendments to development parcels in north west of site
- 5: Additional area of allotments to east of formal sports provision and introduction of destination play facility east of the Local Centre
- 6: Expansion of Primary School site to 2.8 Ha

4.3.10 Table 4.1 outlines further how environmental constraints and aspirations and consideration of potential impacts have influenced the design of the Wider OPA proposals. Changes were also made in response to comments from EBC through the design process. Further detail on this is provided in the Wider OPA Design and Access Statement.

Table 4.1: Design Changes/Influences

Change / Influence	Comment
Location and orientation of Primary School and Formal Sports Provision	The location and orientation of the Primary School site and Formal Sports provision has been determined through a consideration of site topography, ecological features (including hedgerows) and the location of both existing and proposed development (including the Local Centre). By locating the school site to the north of the Formal Sports provision, improved connectivity is achieved between the Local Centre and Primary School, the requirement for earthworks associated with the creation of sports fields is greatly reduced and the potential impacts associated with lighting are also reduced. In addition, the orientation of both features reduces the need for hedgerow losses to facilitate access points.
Connectivity between Local Centre and Primary School	During the design process the alignment and location of the Internal Distributor Road between the Local Centre and Primary School was revised in order to create a more efficient vehicular route between these two locations whilst allowing for the creation of a separate foot and cycle link to promote the use of sustainable transport modes between the two key facilities.
Addition/resizing of allotments provision	Early designs of the Proposed Development identified a suitable location for the provision of allotments to the north of the Local Centre. This location is well contained visually and also well related to the surrounding land uses. During the design process, including consultation with the Parish Council it was identified that there may be a requirement for additional allotment provision to cater for projected demand (should this materialise). To provide for this eventuality and in the interest of securing all possible benefits from the proposed development, a secondary allotment area was identified to the east of the Formal Sports area. To minimise potential visual amenity impacts from the allotment area and also from the formal sports provision itself, additional planting is proposed to assist with screening these elements from both existing and proposed residential properties.
Safeguarding of potential cycle link to south west	In recognition of the EBC aspiration for a Hedge End to Eastleigh strategic cycle link, the access and movement strategy of the Proposed Development was amended to explicitly safeguard a route for the potential provision of a section of the cycle link between Chalcroft Farm and the south western site boundary. The Proposed Development will also deliver an improved cycle link from Chalcroft Farm to Burnetts Lane to connect to the potential strategic cycle link in the east.
Widening of road corridor to west of solar farm (particularly done to benefit ecology and accessibility)	Early designs of the Proposed Development utilised a much narrower corridor for the Link Road to the west of the existing Solar Farm. This corridor was widened through the masterplanning process to facilitate the provision of additional open space and ecological measures along the alignment of the Link Road. By doing so, visual and ecological impacts associated with the delivery of the Link Road will be reduced whilst also allowing for greater flexibility in the eventual design and delivery of the Link Road.
Reduction in building heights to south east of Fir Tree Farmhouse	The Illustrative Masterplan and Parameter Plans have been the subject of ongoing review and input by the technical consultant team. In respect of Built Heritage this review process resulted in a reduction in building heights in the development parcels to the south east of the Listed Fir Tree Farmhouse. This reduction in building heights was

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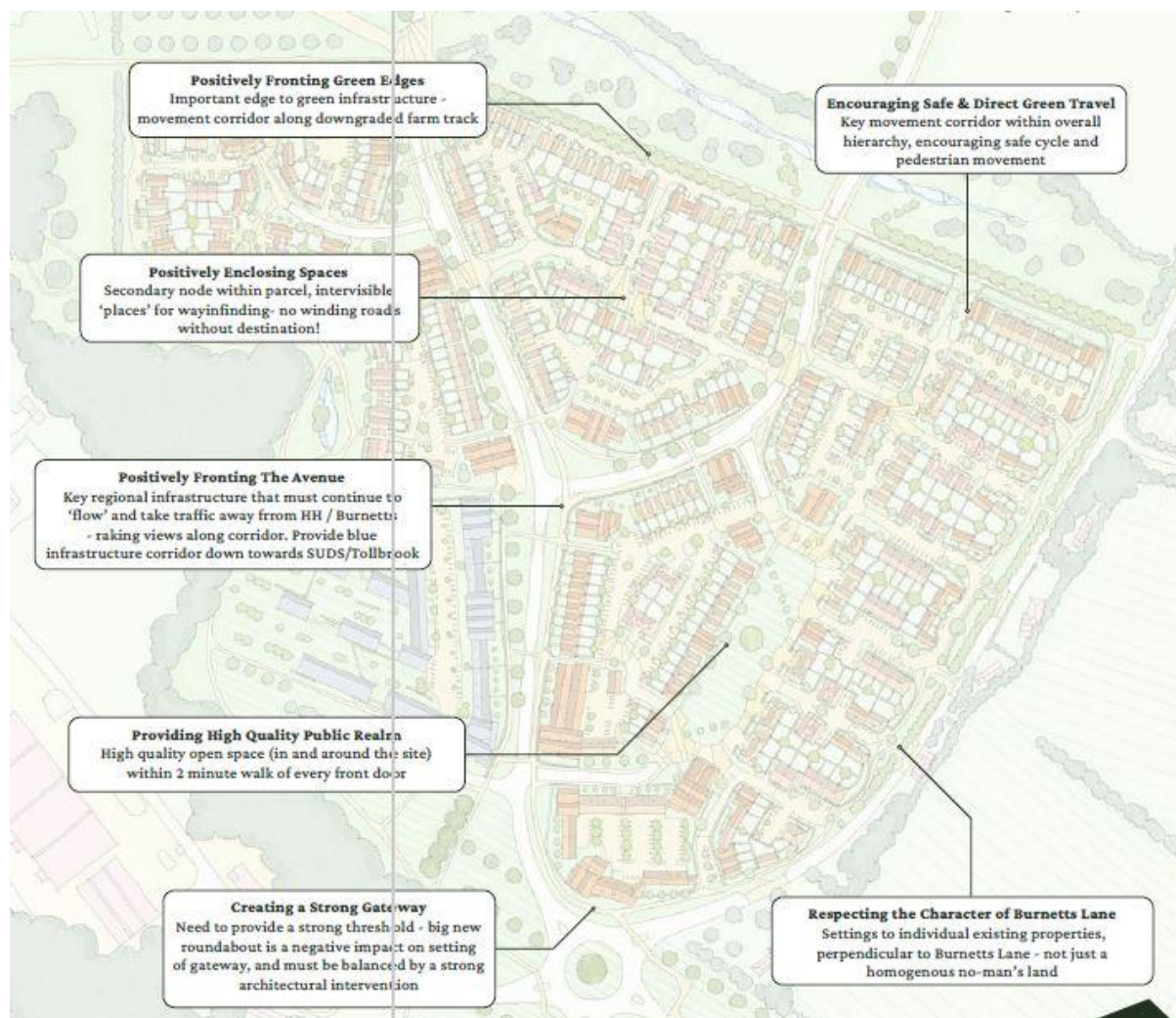


Change / Influence	Comment
	made so as to reduce the impacts of development upon the setting of the heritage asset.

OPA Phase 1

4.3.11 As described in detail in Section 5 of the submitted OPA Phase 1 Design and Access Statement, a set of core design principles for OPA Phase 1 were identified. This included creating a strong gateway into the Wider OPA development, respecting the character of Burnetts Lane and providing high quality public realm.

Figure 4.4: Core Design Principles



4.3.12 Table 4.2 outlines how environmental constraints and aspirations and consideration of potential impacts have influenced the design of the OPA Phase 1 proposals. Changes were also made in response to comments from EBC through the design process. Further detail on this is provided in the OPA Phase 1 Design and Access Statement.

Change / Influence	Comment
The introduction of The Acre	Access to high quality open space is at the core of the ethos driving the OPA Phase scheme, Through the evolution of the OPA Phase 1 layout, it was identified that an acre of primary open space at the heart of the scheme would not only create a space for recreation, but create areas to socialise and play. The Acre (see Figure 4.5) also performs the function of being a junction for several pedestrian vehicular movement streams that support the legibility of the wider site and promote sustainable forms of transport.
Character of Burnetts Lane	Burnetts Lane is a rural lane of relatively narrow width and enclosed character with strong green edges. There are also existing residents along Burnetts Lane looking to the OPA Phase 1 Site. Moving away from the southern gateway it was identified through the scheme evolution that the character of Burnetts Lane is protected from 'harm' but is also actively enhanced by the proposals. Localised carriageway narrowing to 4.1m has therefore been introduced along Burnetts Lane, with movement shifting towards that of cyclist and pedestrians. With those traffic calming measures in place it also ensures safe crossing for existing residents into the OPA Phase 1 Site. The majority of hedgerows along Burnetts Lane are retained with breaks only proposed to facilitate access into the OPA Phase 1 Site (The Roughets) for existing residents.

Figure 4.5: The Acre

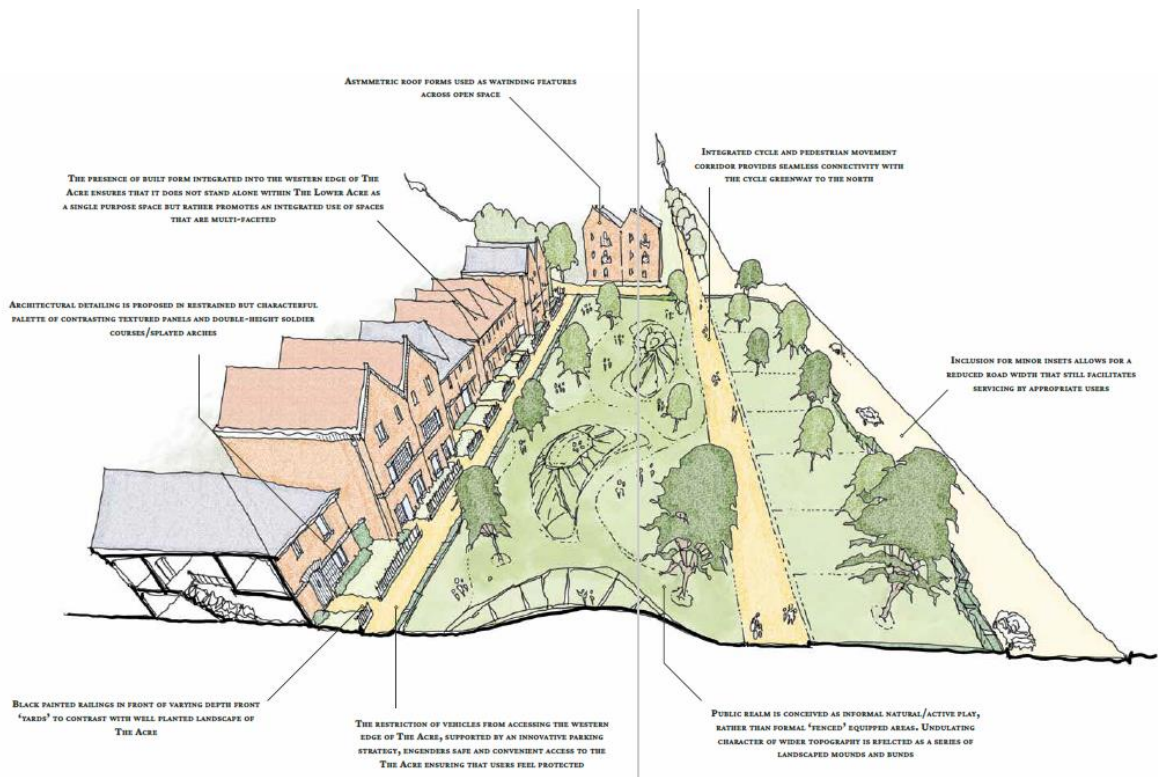


Figure 4.6: Traffic Calming along Burnetts Lane





4.3.13 It is not considered appropriate to consider alternative designs in any further detail. Details of the design evolution are set out clearly within the Design and Access Statement which forms part of the suite of submitted planning application documentation.