

CHAPTER 3: THE PROPOSED DEVELOPMENT

3.1 INTRODUCTION

- 3.1.1 Thrive Architects are the appointed Master Planners and have designed the Wider OPA proposal with support and inputs from the wider project team.
- 3.1.2 Clague Architects have designed OPA Phase 1 with support and inputs from the wider project team
- 3.1.3 This chapter sets out the key elements of the Wider OPA and OPA Phase 1 proposals.

3.2 THE PLANNING APPLICATIONS

- 3.2.1 This Environmental Statement (ES) relates to two separate planning applications on 1) the Wider OPA Site and 2) the OPA Phase 1 Site.

1) The Wider OPA

- 3.2.2 An application for outline planning permission, with all matters reserved except access has been submitted for the Wider OPA proposals.

- 3.2.3 The description of development for the Wider OPA planning application is:

'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).

- 3.2.4 The Wider OPA planning application boundary is shown on Figure 1.1.

2) OPA Phase 1

- 3.2.5 An application for full planning permission has been submitted for the first residential parcel of the Wider OPA (defined in the EIA as 'OPA Phase 1').

- 3.2.6 The description of development for 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 (This application is subject to Environmental Impact Assessment)

3.2.7 The OPA Phase 1 planning application boundary is shown on Figure 1.3.

3.3 DEVELOPMENT DESCRIPTION

The Wider OPA

3.3.1 The proposed development for the Wider OPA comprises the 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.

3.3.2 The Environmental Impact Assessment (EIA) for the Wider OPA has been undertaken on the basis of the Parameters Plans and design drawings set out in Table 3.3 at the end of this chapter and below. These are provided in ES Volume 1b – Main Statement Figures and Drawings.

- Access – Figure 3.1
- Land Use – Figure 3.2
- Green Infrastructure – Figure 3.3
- Building Heights – Figure 3.4
- Demolition – Figure 3.5

3.3.3 The EIA has also included any wider land outside the Wider OPA Site boundary needed for development specific infrastructure. This is specifically for off-site highway works to be carried out pursuant to a Highway Works Agreement.

3.3.4 The maximum parameters of the Proposed Development for the purposes of the EIA assessment are:

- Circa 2,500 dwellings comprising a mix of market and affordable housing (Use Classes C2 and C3);

- A Mixed Use centre of 3.1 Ha comprising residential, retail, leisure, community, employment facilities (Use Classes C2/C3, E, F.1, F.2 and Sui Generis);
- 3.3 Ha of employment land (Use Classes E(g)(i) and (iii), B2 and B8);
- A 3 FE primary school and early years education facilities (Use Class F1);
- Formal and informal publicly accessible open space, formal areas of play, youth provision and associated facilities, formal sports facilities, allotments and amenity space, including, landscaping, green infrastructure and sustainable drainage systems.
- The utilisation of existing and provision of new and/ or amended highway access points along Allington Lane, Fir Tree Lane, Burnetts Lane and Bubb Lane;
- Any wider land outside the site boundary needed for development specific infrastructure.

3.3.5 Further detail of the Wider OPA and its anticipated delivery is provided in Section 3.4 below.

3.3.6 The Illustrative Masterplan (Figure 3.6) demonstrates how the quantum of development proposed is achievable within the defined parameters.

3.3.7 The overall aim for the Wider OPA Site is to create a well-designed mixed-use development which incorporates market housing, affordable and self-build housing, employment and education provision and open space and recreational facilities. It is envisaged that the new development will become a popular residential neighbourhood and place of work, creating a network of pedestrian and cycle routes and open spaces which connect the site with the surrounding area and respond to the local context.

Residential Use and Mix

3.3.8 The aspiration for the Wider OPA Site is to provide up to 2,500 new homes (Use Class C2 and C3) that will suit all stages of home ownership from starter homes to family homes. This will also incorporate a range of market, affordable and self-build housing alongside specialist accommodation for older and vulnerable people. The Land Use Parameter Plan (Figure 3.2) shows the location of the proposed residential parcels within the Wider OPA Site.

3.3.9 The exact housing mix will be determined at the Reserved Matters Stage and will consider the housing mix requirements of both the local area and the wider borough. However, an indicative mix has been used to inform the Illustrative Masterplan (Figure 3.6) as set out in Table 3.1. In

accordance with Policy DM30 of the emerging Eastleigh Borough Local Plan the Proposed Development seeks to deliver 35% affordable housing.

Table 3.1: Indicative Housing Mix

	Percentage	Number	Open Market	Private Rented	Affordable	Retirement (Affordable)
1B2P Flat	14.87	372	100	125	77	69
2B4P Flat	24.02	601	100	125	169	206
2B4P House	23.86	597	300	125	172	-
3B6P House	31.25	782	350	250	182	-
4B8P House	6.00	150	150	-	-	-
Total		2,500	1,000	625	600	275
			40%	25%	35%	

Commercial Use Amount and Mix

3.3.10 The Wider OPA proposes to provide up to 3.3ha of employment land (Use Class B1, B2 and B8). The proposed location of the proposed employment areas are immediately on the most southern boundary of the Wider OPA Site and to the north west of the Wider OPA Site as shown on the Land Use Parameter Plan (Figure 3.2).

3.3.11 The exact amount and mix of uses will be determined at Reserved Matters Stage and consideration on the amenity of future residents living in properties adjacent to the proposed employment areas when determining the proposed use. However, the Illustrative Masterplan indicates that the employment areas can provide approximately 9,500sqm of Use Class E(g)(i),(ii),(iii) (previously Use Class B1) and approximately 9,300sqm of Use Classes B2/B8. The Land Use Parameter Plan also allows for ancillary retail uses (Use Class E(a) and (b) and Sui Generis) to come forward alongside the primary commercial uses in these areas, subject to detailed design.

Local Centres and Education

- 3.3.12 Two mixed use local centres are proposed within the Wider OPA Site (Use Class E, C2, C3, F1, F2 and Sui Generis). The principal Local Centre will be located in the north west of the Wider OPA Site, to the north of the Primary School and south of Fir Tree Lane. A secondary Local Centre will be located in the south west of the Wider OPA Site. The exact amount and mix of uses within each centre will be determined at the Reserved Matters Stage. However, to ensure flexibility, a range of proposed uses have been included within these areas. At this outline stage, it is envisaged that the principal Local Centre will include a mix of convenience / retail uses alongside small scale commercial floorspace, a community building and early years nursery. The secondary Local Centre is envisaged to provide more leisure focused facilities (e.g. a farm shop/café).
- 3.3.13 The Wider OPA proposals include a single 3 Form Entry Primary School located on a 2.8ha site between the Local Centre and area of formal sports provision on the eastern boundary of the Site.
- 3.3.14 The proposed location of the mixed use areas and primary school are shown on the Land Use Parameter Plan (Figure 3.2).

Retained Uses

- 3.3.15 The Grade II Listed Fir Tree Farmhouse located to the north of Fir Tree Lane in the north west of the Wider OPA Site is to be retained as part of the Proposed Development. Subject to detailed design at the Reserved Matters Stage (including any necessary Listed Building consent) Fir Tree Farmhouse will be incorporated into the north west commercial area.
- 3.3.16 The Wider OPA proposals result in the loss of an area of the existing Solar Farm, the remainder of which is outside of the Wider OPA Site. Decisions have not yet been made regarding whether the lost area will require replacement. However, in the event that a replacement area is required to maintain the size of the Solar Farm an area of land adjacent to the south of the Solar Farm is safeguarded for potential relocation of the removed solar panels. Until such time as this area is required for replacement solar panels it will remain as informal open space.

Design and Scale

- 3.3.17 The Building Heights Parameter Plan (Figure 3.4) sets upper limits to the height of proposed buildings across the Wider OPA Site. Development of predominantly up to 4 storey buildings is proposed in areas across the majority of the Wider OPA Site. However, as indicated on Figure 3.4 and explained in the supporting Design and Access Statement, it is not envisaged that these

areas will all be 4 storey. It is intended that landmark or wayfinding elements will be located in three areas of the Wider OPA Site: at the northern gateway near to Allington Lane, at the southern gateway adjacent to the Burnetts Lane roundabout and within the principal Local Centre to the south of Fir Tree Lane in the east of the Wider OPA Site. As shown on Figure 3.4, these elements could be up to 6 storeys.

3.3.18 Specific areas are restricted to lower building heights in response to characteristics of the Wider OPA Site and its surroundings. These areas include: adjacent to Burnetts Lane in the south east; around the Chalcroft Farm area in the south west; at the edge of the Wider OPA proposals in the north west; and to the south east of the Grade II Listed Fir Tree Farm house.

3.3.19 Further details of the design rationale are provided in the Design and Access Statement (DAS) and Design Code, submitted as part of the suite of planning application documents for the outline planning application.

Access Strategy

3.3.20 As shown on the Access Parameter plan (Figure 3.1), the two principal Wider OPA Site accesses are located in the north west and south east of the Wider OPA Site from Allington Lane and Burnetts Lane respectively. The access junctions benefit from extant planning consent (X/19/86303 and X/19/86475) and take the form of a 3-arm roundabout on Allington Lane and a 4-arm roundabout on Burnetts Lane. Construction of these junctions commenced in 2020 and is expected to complete in early 2021 ahead of the commencement of the Wider OPA development.

3.3.21 It is proposed that the Allington Lane and Burnetts Lane junctions will be connected via a 30mph Link Road running through the Site. The indicative alignment of the Link Road is shown on the Access Parameter Plan (Figure 3.1). The following assumptions have been made for the proposed Link Road:

- Carriageway width – Assumed 7.3m width (6.5m could be acceptable in residential areas depending on HGB traffic, total traffic volumes and swept path analysis);
- Separation margin between footway and carriageway edge – Assumed 1.0m each on both sides of the carriageway;
- Shared footway/cycleway – Assumed 3.0m on both sides of the carriageway; and
- Landscaping verge for trees – Assumed 2.0m on both sides of the carriageway.

- 3.3.22 It is assumed, based on consultation with the Local Highway Authority, that the entire link road will be lit with added controls on sensitive areas, such as ecological areas.
- 3.3.23 It is proposed that the entire link road through the Wider OPA Site would be subject to a 30mph limit and up to 40mph in specific locations, such as the access roundabouts and the link between Bubb Lane and Burnetts Lane.
- 3.3.24 An Internal Distributor Road will connect with the Link Road and provide access to development parcels alongside the Local Centres, Primary School and area of formal sports provision.
- 3.3.25 A third site access is located at the existing junction of Fir Tree Lane and Burnetts Lane. As shown on Figure 3.1 and described in detail in the Transport Assessment, this junction and Fir Tree Lane is proposed to be subject to improvement works.
- 3.3.26 The western end of Fir Tree Lane, which currently crosses the northern half of the Wider OPA Site between Burnetts Lane and Allington Lane, is proposed to be downgraded to a pedestrian and cycle green link (except for access) to the east of the Link Road and a pedestrian only link to the west of the Link Road. The eastern end of Fir Tree Lane would form part of the Internal Distributor Road.
- 3.3.27 As shown on the Access Parameter Plan, pedestrian and cycle access to the Wider OPA Site will be provided via the three vehicular access points alongside a further six pedestrian access points and three pedestrian and cycle access points.

Pedestrian and Cycle Movement

- 3.3.28 A key network of pedestrian links are proposed across the site which strategically link into the wider network. The downgraded Fir Tree Lane will offer safe east west access from the existing Horton Heath across to Fir tree Farmhouse whilst the upgraded Chalcroft Lane foot and cycle path will offer safe east west access across the southern part of the site. The existing PRow that runs north-south through the site connects these two points and integrates the Local Centre, formal sports provision and Primary School. Improving footpath 7 to the east of the Local centre offers a key link between existing Horton Heath and the proposed development.
- 3.3.29 Wider connections are linked with no footpath simply 'ending'. Access towards Hedge End Station is provided by footpath to the south-east with the same towards Eastleigh, via Allington Lane, to the south-west. Connections towards Fair Oak and Lapstone Playing Fields connect to the north-east.

3.3.30 Cycling is at the heart of the sustainable movement strategy and the development caters for cyclists of all abilities. Commuter or Confident cyclists can pass through the site on a dedicated cycle link alongside The Avenue. Confident recreational cyclists or those who simply value the journey over the destination can use dedicated cycle links adjacent to the secondary road network. For those true leisure cyclists, those less confident or younger cyclists can use segregated cycle links that do not run adjacent to arterial roads but pass through residential areas.

3.3.31 To support this approach key cycle links largely follow pedestrian permeability with links through the Wider OPA Site and beyond to connect key receptors such as the Local Centre, the Primary School, Hedge End Station and Fair Oak and Eastleigh.

Sustainable Access

3.3.32 Where possible, the Wider OPA proposals have been designed to promote the use of sustainable travel options and minimise single occupancy car trips. A Framework Travel Plan (FTP) has been prepared in support of the proposals which details how this will be achieved. The purpose of the FTP is to promote and encourage the uptake of sustainable modes of transport for future residents and visitors of the Wider OPA Site. This forms part of the suite of documents submitted with the Outline Planning Application.

3.3.33 The One Horton Heath development proposes a package of on and off-site infrastructure improvements to improve walking and cycling conditions for future site users as well existing residents of nearby areas. The strategy also includes the potential for a bus to route through the development with the main roads designed as such to accommodate buses. The development once constructed and on and off-site measures delivered should provide an attractive walking, cycling and public transport environment to allow site users and visitors to travel via more sustainable modes of travel.

3.3.34 The key on-site measures to promote walking and cycling include:

- New, high quality pedestrian and cycle facilities adjacent to the link road which runs through the site, connecting Allington Lane in the northwest to Burnetts Lane and then Bubb Lane in the south east.
- Pedestrian and cycle facilities provided along the two main distributor roads which run through the site north to south and east to west.

- Downgrading of Fir Tree Lane to the west of the Local Centre and removal of highway rights to accommodate an attractive green travel corridor to accommodate pedestrians and cyclists.
- Two new pedestrian/cycle access onto Burnetts Lane via FOHHF7 and WEF3, of which both will be upgraded to accommodate all year round use by pedestrians and cyclists and likely include surface improvements and some form of lighting.
- Pedestrian improvements to the eastern section of Fir Tree Lane between Burnetts Lane and the Local Centre.
- Pedestrian routes which connect with existing PROW routes.

Green and Blue Infrastructure

3.3.35 The green infrastructure strategy for the Wider OPA Site builds upon a comprehensive understanding of the existing character, fabric and ecological value of the site and its surroundings. It has regard to its heritage, edge of settlement context, and connections to the surrounding area. As shown on the Green Infrastructure Parameter Plan (Figure 3.3) the 'Green' infrastructure on the Wider OPA Site is extensive and covers numerous character areas. Of particular note there are two key wooded areas that extend east-west across the Wider OPA Site, both at Quobleigh at the north of the site and across the middle of the site. Ancient woodland extends to the north-east of the Wider OPA Site and, of particular note, to the south-west corner of the Wider OPA Site, adjacent to Chalcroft Business Park, including Round Copse.

3.3.36 Figure 3.3 includes the retention of all the existing areas of woodland in addition to the retention of almost all the tree belts and hedgerows.

3.3.37 Large areas are protected as ecological mitigation areas whilst informal open space is integrated alongside the existing green corridors.

3.3.38 Blue infrastructure has been guided by SuDS and also the need to complement the green infrastructure strategy and provide ecological benefits. The 'Blue' infrastructure across the site is principally formed of three water corridors that run east to west across the Wider OPA Site.

Retained Uses

3.3.39 The Grade II Listed Fir Tree Farmhouse located to the north of Fir Tree Lane in the north west of the Wider OPA Site is to be retained as part of the Proposed Development. Subject to detailed

design at the Reserved Matters stage, Fir Tree Farmhouse will be incorporated into the north west commercial area.

- 3.3.40 The Wider OPA results in the loss of an area of the existing Solar Farm, the remainder of which is outside of the Wider OPA Site. Decisions have not yet been made regarding whether the lost area will require replacement. However, in the event that a replacement area is required to maintain the size of the Solar Farm an area of land adjacent to the south of the Solar Farm is safeguarded for potential relocation of the removed solar panels.

Landscaping and Open Space Strategy

- 3.3.41 The Proposed Development incorporates roughly 51ha of open space in a mix of formal and informal amenity spaces, SuDs features, ecological zones, woodland copses, wildflower meadows, allotments and formal sports provision.

- 3.3.42 The indicative breakdown of the publicly accessible open space is detailed in the Open Space Strategy (Tyler Grange) set out in Table 3.2.

Table 3.2: Indicative Open Space Strategy

Informal Open Space	14.5ha
Amenity Space (comprising):	6.64ha
LEAPs	0.16
LAPs	0.24
Natural Play	0.07
Destination Play	0.54
Formal Sports Area	1.86
Other Amenity Space	3.77
	21.14ha

- 3.3.43 As described in more detail in the submitted Open Space Strategy (Tyler Grange), the approach to play provision responds to the historical context, ecology and landscape character of the Wider OPA Site. The provision of play links the northern and southern ecological hubs at Quobleigh Woods and Chalcroft with the hub of activity centred around the principal Local

Centre. As shown on the Parameter Plans, a destination play facility is to be located in the open to the east of the principal Local Centre.

- 3.3.44 This approach will result in a gradual change in the character and type of play across the Wider OPA Site, with higher levels of activity and more formal play provision located around the principal Local Centre and in the east of the Wider OPA Site, and play provision changing as the community travel away from the Local Centre and towards the ecological hubs and ecological networks to the north and south providing a 'Formal' to 'Informal' approach to play.
- 3.3.45 Supporting the 'central hub' approach, it is proposed that formal sports provision is located to the immediate south of the Primary School, which opens up the opportunity for some complementary and, potentially, shared facilities. Through discussions with EBC, the Parish Council and wider stakeholders it has been agreed that formal sports provision on the site should focus on football alongside a contribution to the provision of enhanced cricket provision at the nearby Lapstone playing fields. As shown on the Illustrative Masterplan, the parameter plans allow for the provision of two FA Size 5v5 pitches within the primary school site alongside an FA Size 11v11 3G pitch to the south. Changing and storage facilities will also be provided alongside community indoor space within the principal Local Centre.
- 3.3.46 A key aspiration of the Proposed Development is the promotion of walking and cycling, not only for the purposes of travel to destinations but also for recreational purposes including dog walking. To this end, as discussed in more detail in the submitted Open Space Strategy, the Proposed Development will incorporate a network of recreational foot and cycle paths that will encourage their use by residents. The quality of the open space provision will be such that residents will be able to meet these leisure needs on site rather than travelling to more distant locations such as the New Forest or Solent areas.
- 3.3.47 Further information is provided in the Illustrative Open Space Strategy submitted with the Wider OPA outline planning application. Detailed Green Infrastructure Management Schemes will be provided with the subsequent Reserved Matters (RM) applications in due course.

Ecological Mitigation and Management

- 3.3.48 The Proposed Development includes an integrated landscape and ecological design that would retain and protect ecological receptors from the built environment and create a network of new and enhanced wildlife habitats. Further details are provided in Chapter 10 – Ecology.
- 3.3.49 Large areas of Priority Habitats will be created, including a minimum of 4 wildlife ponds, 6 km of species rich hedgerows and 5.6 ha of broadleaved woodland and these will enhance existing

features. The retained and created habitats will be enhanced for biodiversity in accordance with a detailed Landscape & Environment Management Plan (LEMP).

- 3.3.50 A key component of the management of the potential impact of increased human disturbance is to provide well signed pathways and to deliver a suite of educational material to new residents that will engender a sense of value in the natural habitats in and around the development. Measures will be included to manage unrestricted access to sensitive areas of the site by people and their pets. This will be delivered by the Open Space Strategy for the development.

Arboriculture

- 3.3.51 The design of the Wider OPA proposals and the Landscaping and Ecological strategies have been informed by the Preliminary Arboricultural Impact Assessment (AIA) undertaken in relation to the Wider OPA Site and proposals. The AIA is provided as a supporting document as part of the outline planning application.
- 3.3.52 Existing trees form a key component of the Wider OPA Site's overall network of green infrastructure. They form part of the Wider OPA Site's natural landscape, comprising woodlands, tree lines, hedgerows, and standalone specimens. Key arboricultural features include mature woodlands, veteran trees, and other mature trees belts and groups.
- 3.3.53 The potential tree loss requirement to accommodate the Wider OPA proposals has been assessed based on the proposed development parameters. It is estimated that there would be a loss of around 83 trees, of which 79% are of low arboricultural value or have no future retention value. No high value trees will require removal.
- 3.3.54 The opportunities for new tree planting as part of the Wider OPA proposals is expected to provide a future net gain in tree cover despite the loss of trees predicted.
- 3.3.55 Further details on Arboriculture are contained within the supporting AIA.

Drainage Strategy

Surface Water Strategy and Water Quality

- 3.3.56 A sustainable water management strategy, involving the implementation of SuDS, is proposed for managing the disposal of surface water runoff on the Wider OPA Site.

- 3.3.57 It was agreed with the Lead Local Flood Authority and other stakeholders that the Strategic SuDS features on the Wider OPA Site should comprise above ground storage features within the green corridors that follow the onsite watercourses.
- 3.3.58 Additional source control measures will be utilised within the upstream development parcels. This approach provides flexibility for the detailed design of the individual phases of development whilst maximising the water quality, water quantity, amenity and biodiversity benefits of the overall SuDS strategy.
- 3.3.59 Runoff from all development areas on the Wider OPA Site will pass through at least one Strategic SuDS feature. The Strategic SuDS features will incorporate the following treatment processes at a minimum:
- Sediment forebays at inlets
 - Extensive wetland areas
 - Wetland planting
 - Secondary sedimentation areas prior to outlets.
- 3.3.60 The proposed water management strategy would ensure the surface water arising from the Wider OPA Site would be managed in a sustainable manner to mimic the surface water flows arising from the Wider OPA Site prior to the Proposed Development, while reducing the flood risk to the Wider OPA Site itself and elsewhere (taking climate change into account).

Foul Water Drainage

- 3.3.61 The outline Foul Water Drainage Strategy for the Wider OPA Site is fully detailed within the Wider OPA Flood Risk Assessment (Appendix 11.1). The proposed foul drainage strategy demonstrates that the Wider OPA Site can be drained of foul water.
- 3.3.62 Due to the site topography, foul water flows arising from the Wider OPA proposals will be collected in foul sewers and directed to onsite foul water pumping stations. The proposed locations of the Strategic Foul Water Pumping Stations are shown in Appendix 11.1.
- 3.3.63 The pumping stations would pump foul water to the public sewer network via a rising main.

- 3.3.64 Figure 3.7 (ref: SWS-S98-000798_Sketch One HH 1.0) shows the Section 98 formal estimated route from Southern Water showing the indicative route for a proposed off-site foul water sewer. These works would all be within the public highway.
- 3.3.65 The strategy will be refined as the proposed levels evolve during the further stages of design, when exact numbers of units and accommodation is fixed.

Energy and Sustainability Strategy

- 3.3.66 An Energy and Sustainability Statement has been produced for the Proposed Development which details the energy strategy and has been submitted as part of the outline planning application.
- 3.3.67 OHH has a Zero Operational Carbon aspiration and a number of studies have been carried out to explore feasible options. The submitted Sustainability and Energy Statement identifies specific strategies within the outline application proposals that will enable future residents to live sustainability and sets out a sustainability framework and objectives that will guide future Reserved Matters applications.

Utilities

- 3.3.68 All necessary enquiries have been undertaken with statutory undertakers and utility service providers. A Utilities Assessment has been produced for the Wider OPA.
- 3.3.69 Asset mapping for utilities infrastructure indicates that there is an existing water main that runs from the north through the Wider OPA Site on the eastern edge of the site. Records indicate that there are existing Low-Pressure, Medium-Pressure and High-Pressure apparatus within the vicinity of the Wider OPA Site, and various electricity distribution mains within the Wider OPA Site. There is existing telecommunications infrastructure running west-east across the Wider OPA Site along Fir Tree Lane. There are no adopted surface or foul water assets within the Wider OPA Site.
- 3.3.70 There are no services within the Wider OPA Site boundary and therefore no diversion are required.
- 3.3.71 It is anticipated that the Wider OPA proposals can be serviced via new connections to existing utilities.

Waste

3.3.72 Means by which the waste arisings from the Wider OPA can be reduced and recycling rates increased have been identified. These will contribute to ensuring a continual process of improvement in waste management performance associated with the Wider OPA proposals.

Demolition Waste

3.3.73 The Wider OPA proposals includes the demolition of Victoria Farmhouse as part of the comprehensive redevelopment of the Wider OPA Site.

3.3.74 The quantum and composition of waste generated through the demolition of this building will be established as part of the design of the detailed demolition programme in the Construction Environmental Management Plan (CEMP) for the relevant construction phase (to be secured by condition). However, consideration has been given at this stage to the waste management principles that should be employed and the potential management routes for demolition waste arisings.

Waste from the Construction Phase

3.3.75 It is estimated that the Wider OPA could potentially generate approximately 36,874 tonnes of construction waste not including waste from infrastructure development, such as utilities and pavements, which will add to the total construction waste volume. Over the duration of the construction works, waste generation is likely to vary significantly according to the programme and phasing.

3.3.76 The Building Research Establishment (BRE) has developed waste arising benchmarks to aid in the calculation of construction waste arisings at the design stage of a new development. These benchmarks are derived from data provided from completed projects on the SMARTWaste Plan.

3.3.77 Table 3.3 shows the most recent benchmark data (October 2017) for tonnes of construction waste per 100m² of floor area for new build developments.

Table 3.3: BRE Construction Waste Benchmarks

Project Type	Tonnes / 100m ² gross internal floor area
Residential	15.3
Commercial Retail	12.4

Commercial Offices	15.7
Healthcare	13.0
Education	14.9
Civil Engineering*	26.7

Source: BRE Waste Benchmark Data, October 2017

*Source: BRE Waste Benchmark Data, January 2010

3.3.78 These benchmarks have been used to measure construction waste generation from the Wider OPA and relate to waste generation rates where no minimisation, reuse or recycling has taken place. It is the baseline figure from which a reduction in waste arisings will be established.

3.3.79 Table 3.4 shows the estimated construction waste arisings for the residential elements of the Wider OPA proposals based upon approximate and illustrative floor areas.

Table 3.4: Residential Waste Arisings

Number of Dwellings	Estimated Residential Floorspace (m ²)	Estimated Construction Waste Arisings (tonnes)
2,500	193,063	29,539

3.3.80 Table 3.5 shows the estimated construction waste arisings for the non-residential elements of the Wider OPA based upon approximate and illustrative floor areas and the applicable BRE waste benchmarks.

Table 3.5: Non-Residential Waste Arisings

Education/Community Floorspace (m ²)*	Retail Floorspace (m ²)**	Link Road (m ²)***	Employment (m ²)	Estimated Construction Waste Arisings (tonnes)
3,835	2,499	13,000	19,000	7,335

*Estimate based upon Department for Education Area Guidelines for Mainstream Schools (June 2014) and Illustrative Masterplan. Construction waste associated with the Community Building and Early Years Nursery has been calculated upon the Education Benchmark.

**To enable a robust assessment and allow for a variance in eventual mix of uses, construction waste associated with the Employment has been calculated upon the Commercial Offices Benchmark.

*** Estimate based on indicative length of the proposed Link Road and width of 6.5m.

3.3.81 The estimations show that, in total, approximately 29,539 tonnes of waste may arise from the construction of the residential elements and approximately 3,864 tonnes from the non-residential elements of the Wider OPA proposals.

3.3.82 This provides an estimated total of approximately 36,874 tonnes of construction waste from the Wider OPA proposals.

3.3.83 Figure 3.8 illustrates the estimated composition of construction waste arisings for the Wider OPA based upon SmartWaste benchmark data from UK residential construction projects of a similar nature.

Figure 3.8: Typical Residential Construction Waste Composition (Waste Benchmark Data October 2017))

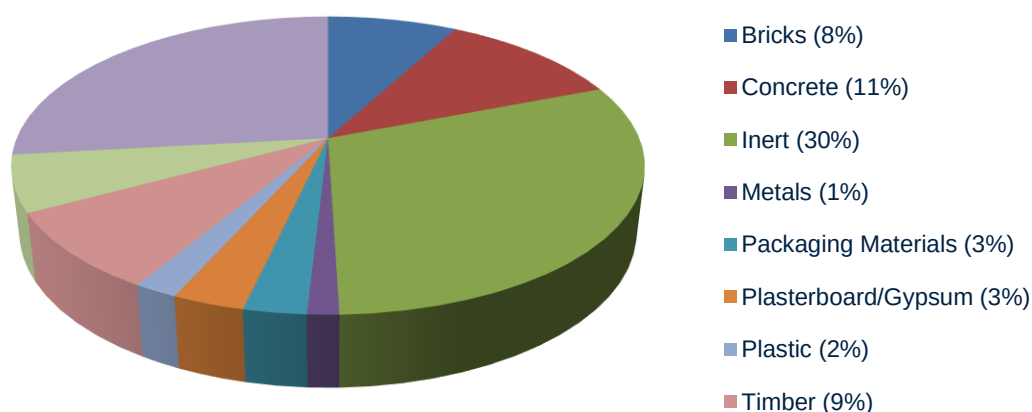


Table 3.6: Estimated Residential Construction Waste Composition

Estimated Residential Construction Waste Composition (Based on Waste Benchmark Data, October 2017)	
Inert (30%)	– 8,861 tonnes
Mixed construction and/or demolition waste (27%)	– 7,975 tonnes
Concrete (11%)	– 3,249 tonnes
Timber (9%)	– 2,658 tonnes
Bricks (8%)	– 2,363 tonnes
Miscellaneous (6%)	– 1,772 tonnes
Plasterboard/Gypsum (3%)	– 886 tonnes

Packaging Materials (3%) – 886 tonnes
Plastic (2%) – 590 tonnes
Metals (1%) - 295 tonnes

- 3.3.84 The above figures are based upon standard construction operations in the UK. The estimated volumes identified can be lowered through good waste management practice. Opportunities to prevent and reduce the generation of construction waste are considered below.
- 3.3.85 A Construction Environmental Management Plan for each phase of development covering the management of anticipated waste arisings will be produced by the relevant contractor prior to any construction activities within that phase taking place.
- 3.3.86 For waste arising from the construction phase of the Wider OPA, materials will be separated into key waste groups. Suitable areas will be provided within the construction site(s) for the separation of materials for recycling (e.g. timber, metals, packaging, hardcore etc.).
- 3.3.87 However, it is acknowledged that construction sites can often be space constrained and this may limit the opportunity for segregation of the full suite of materials on-site. As such, if required, this may instead be undertaken off-site by a suitable waste contractor.
- 3.3.88 It will be a condition of contract for the contractors to agree target waste recovery rates. These will be discussed at the inaugural contract meeting. A monitoring report will then be generated on a regular basis which will include details of the progress made in diverting waste materials from landfill against these pre-agreed targets.

Waste from the Operational Phase

Generation of Household Waste

- 3.3.89 Household waste generation from the Wider OPA proposals has been estimated using gov.uk municipal waste statistics and Eastleigh Borough Council (EBC) data.
- 3.3.90 At this stage in the design process the figures can only be considered indicative as a variety of factors, such as the ongoing promotion of waste minimisation and recycling, consumer habits and population changes will impact on waste generation rates in future years.
- 3.3.91 As a baseline, Table 3.7 outlines how the average household waste generation rate per residential unit has been established.

Table 3.7: Average Household Waste Generation for Eastleigh Borough

Total household waste generated within Eastleigh Borough in 2018/19 (tonnes) ¹	41,785
Total number of households within Eastleigh Borough ²	48,500
Estimated mean annual waste generation per household (tonnes)	0.86

3.3.92 This average household waste generation rate (0.86 tonnes per household) has been used to provide an estimate of the waste arisings from the Wider OPA.

3.3.93 It is estimated that the Wider OPA proposals would generate approximately 2,150 tonnes of household waste per annum (approximately 41 tonnes per week) should all units be constructed and occupied. Of this tonnage, a significant proportion will be separated by EBC for recycling and composting. Based upon the stated waste performance figures for EBC this would be 58.3% or 1,253 tonnes per annum (approximately 24 tonnes per week). The remaining residual waste (approximately 897 tonnes per annum) would require management through means such as landfill or energy recovery.

3.3.94 Residential units will incorporate sufficient internal waste storage container to promote the separation of recycling and compostable materials at source.

3.3.95 Externally, sufficient space will be provided to enable waste containers to be stored in accordance with EBC's refuse and recycling collection arrangements.

3.3.96 The non-residential elements will be provided with their own or shared waste storage areas for refuse and recycling with ease of access for end users and by collection vehicles.

OPA Phase 1

3.3.97 OPA Phase 1 forms Phase 1 of the wider Outline Planning Application (the Wider OPA), providing 393 of the 2,500 dwellings for which outline consent is sought. OPA Phase 1 has been submitted as a standalone planning application to enable the early delivery of homes within the One Horton Heath development. However, the proposal is entirely consistent with the outline

¹ <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

² ONS: Estimated number of households by local authorities of England, 2004 to 2016

parameter plans, with detailed assessment of the Wider OPA and OPA Phase 1 having been considered in tandem to ensure consistency throughout the design process.

3.3.98 The EIA for OPA Phase 1 has been undertaken on the basis of the set of detailed design drawings set out in Appendix 3.1.

3.3.99 Further detail of OPA Phase 1 and its anticipated delivery is provided below and in Section 3.4.

Residential Use and Mix

3.3.100 A total of 393 residential units will be provided on the OPA Phase 1 Site. Based on a net developable area of 7.3ha, the density of the proposal equates to 54 dwellings per hectare.

3.3.101 The OPA Phase 1 proposals are to be comprised of the following housing mix:

Table 3.8: Proposed Housing Mix

	%	No.	Open Market	Private Rented	Affordable Rent	Shared Ownership	First Homes
Apartments							
1B2P Flat	9.92%	39	10	14	12	0	3
2B2P Maisonette	3.05%	12	3	4	4	0	1
2B4P Flat	17.8%	70	12	17	23	11	6
2B4P FOG	4.07%	16	3	4	5	3	1
House							
A1 2B4P	25.19%	99	38	20	20	16	7
B2 3B6P	8.40%	33	19	3	3	3	0
C1 3B6P	2.29%	9	0	2	2	2	0
D1 3B6P	2.80%	11	4	2	2	1	0
B3 3B6P	7.38%	29	11	5	5	4	0
F1 3B6P	10.18%	40	15	7	7	6	0
C2 4B8P	1.53%	6	6	0	0	0	0
C3 4B8P	3.05%	12	12	0	0	0	0
H1 4B8P	4.33%	17	17	0	0	0	0
Total		393	150	94	84	46	19

3.3.102 The proposed housing mix is comprised of 35% affordable homes formed of Private Rent, Affordable Rent, and Shared Ownership tenures.

Design and Scale

3.3.103 The Building Heights Parameter Plan (Figure 3.4) sets upper limits to the height of proposed buildings across the Wider OPA Site. For OPA Phase 1, the maximum building height across the majority of the OPA Phase 1 Site is 4 storeys with a 6 storey building having been assessed at the Southern Gateway. The Landscape and Visual ES Chapter, submitted DAS and LVIA report set out how these heights are appropriate to the landscape capacity of the site and other relevant matters, such as aerodrome safeguarding.

3.3.104 The proposed dwelling houses are typically 2 - 3 storey's in height, with the proposed apartment blocks ranging from 4 - 6 storey's in varying locations.

3.3.105 Further details of the design rationale are provided in the Design and Access Statement (DAS) and Design Code, submitted as part of the suite of planning application documents for the full planning application for OPA Phase 1.

Access and Movement Strategy

3.3.106 The Access Parameter Plan (Figure 3.1) of the Wider OPA identifies the indicative location of the link road and distributor road alignment within OPA Phase 1. The two extant consents (X/19/86475 and X/19/86303) have begun the early delivery of infrastructure through the development with the Bubb Lane/Link Road Roundabout, Burnetts Lane/Link Road Roundabout, the Link Road between Bubb Lane and Burnetts Lane and the Allington Lane/Link Road Roundabout. The early construction and delivery of these accesses secure access into OPA Phase 1 for the first tranche of residents via the southern gateway. The occupation of more than 100 units within OPA Phase 1 is dependent on the completion of the Link Road between Allington Lane and Burnetts Lane. This is set out in further detail in the EIA Approach chapter (ES Chapter 5).

3.3.107 The development of OPA Phase 1 is to be served via three access points, all taken from the proposed link road through the wider development site. Two pedestrian and cycle accesses are proposed to the north and south of the OPA Phase 1 Site.

3.3.108 A full Travel Plan has been completed in support of the full planning application for OPA Phase 1, which should be read alongside the Transport Statement. The Travel Plan seeks to facilitate and promote the use of sustainable transport modes, by providing a package of soft measures, supported by investment in infrastructure.

3.3.109 Offsite highways works are to include traffic calming measures along Burnetts Lane in order to prevent the road from becoming a rat run for vehicles traveling north. Full details of the proposed off-site highways works are set out in the accompanying Transport Assessment.

3.3.110 Sustainable transport improvements have been considered throughout the design process to encourage walking, cycling and public transport use. A package of measures is proposed as part of the wider OPA, with the following measures being specifically linked to the development of OPA Phase 1 as part of the cohesive design approach;

- A high quality 3m wide footway/cycleway which flanks the eastern side of the link road which connects from Bubb Lane in the south to Allington Lane in the north along with associated crossing points.
- A high quality 3m wide footway/cycleway which flanks the eastern distribution road which would eventually connect to the Primary school and local centre
- A new pedestrian/cycle access from/onto Burnetts Lane in the location of the existing Chalcroft Farm Access road and improvements to the eastern c.430m stretch of WEF3 and associated crossing point
- Allowing connections onto other local PROW routes which border the site, including the wester stretch of WEF3 and West End Footpath 2
- Proposed layout designed with considered to bus use
- Provision of a Full Travel Plan

3.3.111 Additional sustainable transport improvements which are linked to the Wider OPA, of which this proposal will benefit from, includes the provision of a bus service through the site, improved connections to local secondary schools and upgrades to the wider PROW network. Such measures will include upgrades to Fair Oak and Horton Heath Footpath 7 to improve connections into the existing Horton Heath, the downgrading of West End Footpath 3 to create an attractive pedestrian and cycle route and the potential for additional contributions to other PROW upgrades.

Open Space

3.3.112 An overarching Open Space Document provides the vision for the green infrastructure within the One Horton Heath development. For OPA Phase 1, open spaces will provide links to wider

networks of footpaths and green corridors, integrating play spaces within them by taking advantage of planting and natural materials and ensuring spaces are well overlooked with good surveillance and lighting. A detailed landscape principles document sets out the landscape design aspirations for each part of OPA Phase 1, including the provision of street trees and the use of planting to define edges and create places.

Ecology

3.3.113 Key ecological design principles have been applied to the development to avoid any likely significant effects on ecological features. The Wider OPA delivers suitable ecological buffers and these measures are design to preserve and extend the existing valuable habitats, with additional green infrastructure incorporated to absorb the impact of the presence of additional residents to protect the valuable habitats on, and adjacent to the site.

3.3.114 Where habitats are affected, detailed protection measures have been included to limit effects to those which are absolutely necessary for the development.

3.3.115 The design of OPA Phase 1 has been guided by ecological best practice since the earliest iterations of the current designed to avoid an protect the most valuable habitats on site where possible. As set out in detail in the Ecology ES Chapter, the important receptors present within the zone of influence of the OPA Phase 1 Site include Hedgerows, Ancient Woodland (Round Copse), Watercourse and a number of species including breeding birds, bats, great crested newts and common reptile species.

Drainage Strategy

3.3.116 The Flood Risk Assessment and Drainage Strategy (see Appendix 11.2), sets out that surface water runoff generation by the development would drain to permeable paving, swales and attenuation basins across the development parcel before discharging at restricted rates to the adjacent ditches to the west and northwest of the OPA Phase 1 Site. The location of the proposed drainage basins is provided in the site-wide indicative location of strategic SuDs Features drawing prepared by PFA consulting in November 2020. This plan is included within Appendix 11.2.

Energy and Sustainability Strategy

3.3.117 An Energy and Sustainability Statement has been produced for OPA Phase 1 which details the sustainability and energy strategy.

3.3.118 As detailed within the report, a series of sustainability and energy best practice measures are to adopted within the delivery of OPA Phase 1. Such measures include a Zero Operational Carbon aspiration within initiatives such as solar energy, passive design, EV charging for vehicles and the use of smart/meters and sub-metering for properties. Water conservation will be achieved through the installation of low flow rate sanitary ware and water butts will be provided on houses to allow rainwater to be used for irrigation purposes.

3.3.119 Sustainable materials will be sourced for development purposes and the design of the proposal has been led by detailed strategies for flood risk, drainage, transport, ecology, health and wellbeing (through design). The selection of materials for the proposed development will be informed by environmental performance and supply chain with a series of criteria set for the procurement process to ensure sustainable materials are sourced.

Waste

3.3.120 Means by which the waste arisings from OPA Phase 1 can be reduced and recycling rates increased have been identified. These will contribute to ensuring a continual process of improvement in waste management performance associated with the OPA Phase 1 proposals.

Demolition Waste

3.3.121 No demolition is proposed as part of the OPA Phase 1 proposals.

Waste from the Construction Phase

3.3.122 It is estimated that OPA Phase 1 could potentially generate approximately 4,644 tonnes of construction waste not including waste from infrastructure development, such as utilities and pavements, which will add to the total construction waste volume. Over the duration of the construction works, waste generation is likely to vary significantly according to the programme and phasing.

3.3.123 The Building Research Establishment (BRE) has developed waste arising benchmarks to aid in the calculation of construction waste arisings at the design stage of a new development. These benchmarks are derived from data provided from completed projects on the SMARTWaste Plan.

3.3.124 Table 3.9 shows the most recent benchmark data (October 2017) for tonnes of construction waste per 100m² of floor area for new build developments.

Table 3.9: BRE Construction Waste Benchmarks

Project Type	Tonnes / 100m ² gross internal floor area
Residential	15.3
Commercial Retail	12.4
Commercial Offices	15.7
Healthcare	13.0
Education	14.9
Civil Engineering*	26.7

Source: BRE Waste Benchmark Data, October 2017

*Source: BRE Waste Benchmark Data, January 2010

3.3.125 These benchmarks have been used to measure construction waste generation from the Wider OPA and relate to waste generation rates where no minimisation, reuse or recycling has taken place. It is the baseline figure from which a reduction in waste arisings will be established.

3.3.126 Table 3.10 shows the estimated construction waste arisings for the residential elements of the Wider OPA proposals based upon approximate and illustrative floor areas.

Table 3.10: Residential Waste Arisings

Number of Dwellings	Estimated Residential Floorspace (m ²)	Estimated Construction Waste Arisings (tonnes)
393	30,350	4,644

3.3.127 The estimations show that, in total, approximately 4,644 tonnes of waste may arise from the construction of the OPA Phase 1 proposals.

3.3.128 Figure 3.9 illustrates the estimated composition of construction waste arisings for the OPA Phase 1 proposals based upon SmartWaste benchmark data from UK residential construction projects of a similar nature.

Figure 3.9: Typical Residential Construction Waste Composition (Waste Benchmark Data October 2017))

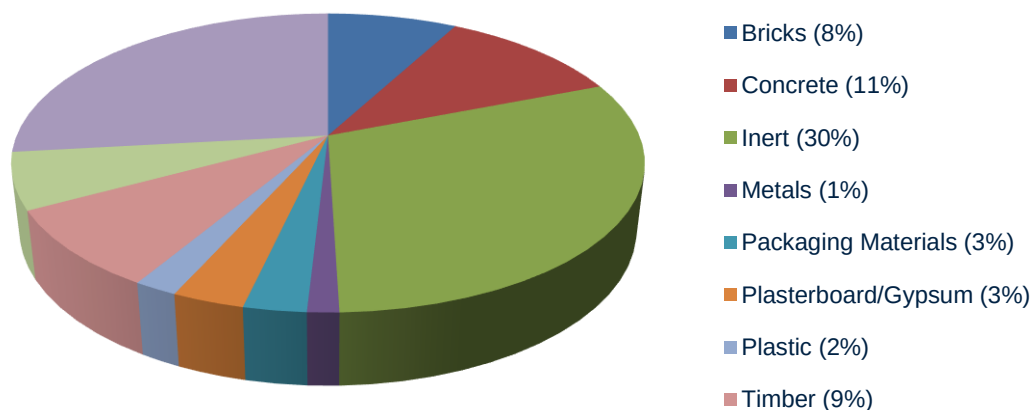


Table 3.11: Estimated Residential Construction Waste Composition

Estimated Residential Construction Waste Composition (Based on Waste Benchmark Data, October 2017)	
Inert (30%)	– 8,861 tonnes
Mixed construction and/or demolition waste (27%)	– 7,975 tonnes
Concrete (11%)	– 3,249 tonnes
Timber (9%)	– 2,658 tonnes
Bricks (8%)	– 2,363 tonnes
Miscellaneous (6%)	– 1,772 tonnes
Plasterboard/Gypsum (3%)	– 886 tonnes
Packaging Materials (3%)	– 886 tonnes
Plastic (2%)	– 590 tonnes
Metals (1%)	– 295 tonnes

3.3.129 The above figures are based upon standard construction operations in the UK. The estimated volumes identified can be lowered through good waste management practice. Opportunities to prevent and reduce the generation of construction waste are considered below.

3.3.130 A Construction Environmental Management Plan for each phase of development covering the management of anticipated waste arisings will be produced by the relevant contractor prior to any construction activities within that phase taking place.

3.3.131 For waste arising from the construction phase of OPA Phase 1, materials will be separated into key waste groups. Suitable areas will be provided within the construction site(s) for the separation of materials for recycling (e.g. timber, metals, packaging, hardcore etc.).

3.3.132 However, it is acknowledged that construction sites can often be space constrained and this may limit the opportunity for segregation of the full suite of materials on-site. As such, if required, this may instead be undertaken off-site by a suitable waste contractor.

3.3.133 It will be a condition of contract for the contractors to agree target waste recovery rates. These will be discussed at the inaugural contract meeting. A monitoring report will then be generated on a regular basis which will include details of the progress made in diverting waste materials from landfill against these pre-agreed targets.

Waste from the Operational Phase

Generation of Household Waste

3.3.134 Household waste generation from the OPA Phase 1 proposals has been estimated using gov.uk municipal waste statistics and Eastleigh Borough Council (EBC) data.

3.3.135 At this stage in the design process the figures can only be considered indicative as a variety of factors, such as the ongoing promotion of waste minimisation and recycling, consumer habits and population changes will impact on waste generation rates in future years.

3.3.136 As a baseline, Table 3.12 outlines how the average household waste generation rate per residential unit has been established.

Table 3.12: Average Household Waste Generation for Eastleigh Borough

Total household waste generated within Eastleigh Borough in 2018/19 (tonnes) ³	41,785
Total number of households within Eastleigh Borough ⁴	48,500
Estimated mean annual waste generation per household (tonnes)	0.86

³ <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

⁴ ONS: Estimated number of households by local authorities of England, 2004 to 2016

3.3.137 This average household waste generation rate (0.86 tonnes per household) has been used to provide an estimate of the waste arisings from OPA Phase 1.

3.3.138 It is estimated that the OPA Phase 1 proposals would generate approximately 337 tonnes of household waste per annum (approximately 6.5 tonnes per week) should all units be constructed and occupied. Of this tonnage, a significant proportion will be separated by EBC for recycling and composting. Based upon the stated waste performance figures for EBC this would be 58.3% or 196 tonnes per annum (approximately 3.7 tonnes per week). The remaining residual waste (approximately 141 tonnes per annum) would require management through means such as landfill or energy recovery.

3.3.139 Residential units will incorporate sufficient internal waste storage container to promote the separation of recycling and compostable materials at source.

3.3.140 Externally, sufficient space will be provided to enable waste containers to be stored in accordance with EBC's refuse and recycling collection arrangements.

3.4 PHASING

3.4.1 It is anticipated that the construction of the Wider OPA will commence in 2021 and continue to 2035.

3.4.2 As shown on the Indicative Phasing Plan (Figure 1.2), in the first phases of the construction, necessary site-wide infrastructure, including the Link Road, Internal Distributor Road, Sustainable Drainage Systems and Strategic Green Infrastructure, will be implemented.

3.4.3 OPA Phase 1 will be first residential parcel to be delivered and there will be six additional residential phases to be delivered over 15 years. The on-site primary school, Phase 1 of the principal Local Centre, formal sports provision and the allotments are anticipated to be delivered in the first five years of construction and the second phase of the local centre, including the commercial and retail uses, is anticipated to be delivered from Year 5 through to completion of the OPA development.

3.4.4 First occupation is expected in late 2022/early 2023.

3.5 CONSTRUCTION AND IMPLEMENTATION

3.5.1 This section describes the proposed programme of site preparation and construction works and the key activities that will be undertaken prior to completion and occupation of the Wider OPA proposals.

Construction and Methods of Working

3.5.2 It is anticipated that contractor compounds will be located as secure areas within the relevant phase under construction and will be relocated as each phase nears completion onto the subsequent phase. The precise nature and location of the contractor compounds cannot be determined at this time. The location of construction compounds will be established at the Reserved Matters stage as part of detailed design.

3.5.3 The working hours are anticipated to be:

- 07:00 - 19:00 hours Monday to Friday inclusive;
- 08:00 - 13:00 hours on Saturday; and
- No work to be carried out on Sundays or Bank Holidays.

3.5.4 In order to maintain these working hours, the contractor(s) may require a period of up to half an hour before and up to one hour after normal working hours for start-up and close down of activities. This does not include operation of plant or machinery giving rise to noise with the potential to disturb nearby residents or the arrival of any HGV at site before 06:30 hours.

Construction Phasing

3.5.5 It is anticipated that development would be undertaken on a rolling programme of site preparation and construction, allowing earlier phases to be completed and occupied while subsequent phases are constructed. First occupation is expected in late 2022, early 2023.

3.5.6 All materials and plant storage will occur on the Wider OPA Site and no off-site compounds are necessary. The on-site materials storage compound will be located in a position compatible with the ongoing phases of development.

Cut and Fill Balance

3.5.7 The Proposed Development is to be delivered over a number of years and the cut/fill balance is anticipated to be neutral across the Wider OPA Site as a whole and within each phase. Proposed site levels are to be broadly similar to the existing site levels.

Plant and Equipment

3.5.8 An indication of the typical types of plant and equipment likely to be used during the Site clearance and construction works are provided in Table 3.13.

Table 3.13: Indicative Plant and Equipment

Plant/Equipment	Site Preparation Works	Ground and Foundation Works	Superstructure works	Road Works
Tracked Excavator	✓	✓	x	✓
Lorry	✓	✓	x	✓
Wheeled Loader	✓	✓	x	x
Dump Truck	✓	✓	✓	✓
Diesel generator	✓	✓	✓	x
Poker vibrator	x	✓	x	x
Concrete pump and a cement mixer truck	x	✓	x	x
Concrete truck	x	✓	x	x
Excavators	x	✓	✓	✓
Vibratory Roller	x	✓	x	x
Vibro-displacement rig	x	✓	x	x
Augered Piling Rig	x	✓	x	x
Lorry - pull up	x	x	✓	x
Compressor	x	x	✓	x
Tracked crane	x	x	✓	x
Asphalt paver + tipping lorry	x	x	x	✓
Road Lorry	x	x	x	✓

Construction Site Set-up

3.5.9 A number of facilities will be required during the construction phases of the Wider OPA. Onsite facilities will likely include:

- Office and Welfare facilities;
- Locker room;
- WCs;
- Canteen/Kitchen;
- Materials Storage and Handling areas

3.5.10 Exact details of the nature and location of these facilities is not known at the time of this assessment. Details of the construction site set up will be provided within a Construction Environmental Management Plan (CEMP) to be secured by a planning condition.

Hoarding/Fencing

3.5.11 The contractor will provide site security measures around the construction zone, through the provision of hoarding/fencing. The full details of the types of hoarding have yet to be developed. More detailed plans will be developed prior to commencement and secured by a planning condition, to ensure minimal environmental impact in providing the required control measures to mitigate anticipated security risks.

Construction Environmental Management Plan (CEMP)

3.5.12 Details of measures to protect the environment during the construction of the Proposed Development will be set out in a CEMP. Measures will address hours of working, noise, vibration, dust, light spill, wheel washing and control of runoff. It is anticipated that the implementation of the CEMP will be a condition of the planning permission and that it will be regularly monitored.

3.5.13 Once finalised and approved by EBC, the CEMP would be held on-site. All site personnel would be made aware of its existence and undertake to adhere to the guidance.

Considerate Constructors Scheme

3.5.14 In order to adhere to best construction practices, it is recommended that the Site is registered with the 'Considerate Constructors Scheme'.

3.5.15 The Considerate Constructors Scheme is a national initiative set up by the construction industry to improve the image of construction. Through a voluntary registration to the Scheme construction sites, companies and suppliers agree to abide by the Code of Considerate Practice which is designed to encourage best practice beyond statutory requirements.

3.5.16 The Scheme relates to any construction activity that may have a direct or indirect impact on the image of the construction industry as a whole. The Code of Considerate Practice comprises five parts relating to Appearance, Community, Environment, Safety and Workforce. Waste management is a key area of focus explicitly referred to as part of protecting the environment: *"Seeking sustainable solutions, and minimising waste, the carbon footprint and resources"*.

3.5.17 Particular on-site considerations to ensure compliance with the Code of Considerate Practice may include:

- how waste is avoided, reduced, reused, and/or recycled;

- whether there is a Waste Management plan/Strategy and how this is monitored; and
- the type of feedback received as to how much on-site waste is diverted from landfill.

3.5.18 It is the expectation of the Considerate Constructors Scheme that registered construction sites work in an environmentally conscious and sustainable manner in order to adhere to the Code of Practice.

3.6 ASSESSMENT DRAWINGS

3.6.1 The assessment drawings for this EIA are listed in Table 3.14 below (for the Wider OPA) and in Appendix 3.1 (for OPA Phase 1).

Table 3.14: Wider OPA Assessment Drawings

Drawing Number	Drawing Title	Figure Number
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