

One Horton Heath

Green Infrastructure

EIA Statement of Compliance

February 2024



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Project: One Horton Heath Green Infrastructure

Client: Eastleigh Borough Council: One Horton Heath Project Team



Contents

1. Introduction 4

2. Previous EIA Conclusions 5

3. Assessment Overview 6

4. Conclusion..... 12

Appendix 1: Ecological Statement of Conformity

EIA Statement of Compliance

1. Introduction

- 1.1 This EIA Statement of Compliance is prepared in support of a full planning application for *“the construction of the Green Infrastructure including open space landscaping, bridleways, footpaths, SuDS, play areas and ecological and biodiversity enhancements at One Horton Heath”* (the Proposed Development).
- 1.2 The One Horton Heath project benefits from a resolution to grant outline planning permission (the Outline Proposals) (O/20/89498) 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” (UPDATE)
- 1.3 The Outline Proposals were subject to Environmental Impact Assessment (EIA) which assessed the Outline Proposals on the basis of the delivery of the quantum of development in accordance with a series of parameter plans (PPs) and strategies for the management of the development. This assessment includes the delivery of the internal distributor road that is the subject of the current planning application.
- 1.4 The findings of the EIA were presented in an Environmental Statement (ES) that accompanied the outline application (the Original ES) and updated in a subsequent Addendum (May 2021 ES Addendum) to address amendments to the proposals and the provision of additional environmental information.
- 1.5 This EIA Statement of Compliance should be read alongside the Original ES and May 2021 ES Addendum and presents Savills and the project team’s review of the Green Infrastructure proposals and application documentation against the parameters assessed in the EIA, alongside relevant strategies and mitigation to evaluate the implications of the detailed proposals on the validity of the conclusions of the Original ES and May 2021 ES Addendum.
- 1.6 The review demonstrates that the Green Infrastructure (GI) proposals, supported by the technical reports comprising the application documentation, conform with the previously assessed parameters and deliver against the relevant strategies and mitigation requirements relating to the EIA. As such, the environmental information contained within the Original ES and May 2021 ES Addendum remains valid in respect of the Proposed Development.
- 1.7 Further details of the ES review are presented in Section 2.

2. Previous EIA Conclusions

2.1 The planning history of the Site is as follows:

- 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)."

- Resolution to grant consent at Committee meeting 22 June 2023.

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

- Consent 05 December 2022. Works have commenced.

- C. Link Road Application F/21/91185.

"Construction of road between Allington Lane and Burnetts Lane with associated footway, cycle paths, water crossings, drainage and landscaping."

- Consent 29 September 2022. Implemented and recently reached the halfway build point.

2.2 The Outline Permission (Application A above) was subject to EIA, which assessed the Proposed Development on the basis of the delivery of the quantum of development in accordance with a series of parameter plans and strategies for the management of the development (e.g. outline drainage strategy). The findings of the EIA were presented in an ES that accompanied the outline application (the Original ES) which was then updated in March 2021 through an ES Addendum. The Full Permission was subject to the same ES, with the assessment being undertaken according to detailed plans for that element.

2.3 A separate ES Addendum was undertaken for the Link Road Application, which assessed the details of the scheme and compared it to the assessments that were undertaken as part of the Outline Permission.

2.4 The Original ES concluded that there were no significant adverse effects likely to occur in relation to all topics, with the exception of Landscape and Visual Effects where a small number of local-level significant effects were identified. These significant effects were in relation to visual impact from nearby receptors during construction and operation. Significant beneficial socio-economic and human health effects were predicted to result from the provision of new homes, employment opportunities, education facilities and open space.

3. Assessment Overview

- 3.1 A technical review has been undertaken by Savills and the project team, to review the Proposed Development against the assessment and conclusions presented in the Original ES.

Table 1: Parameter and Indicative Plans

Parameter Plans	Compliance
Access Plan – Drawing Number PP01 Rev. P34	Yes – The Proposed Development is consistent with the Access Plan. The Parameter Plan showed existing PRoW to be upgraded to bridleway (subject to diversion) and pedestrian and cycle access points.
Land Use Plan – Drawing Number PP02 Rev. P36	Yes – The Proposed Development is consistent with the Land Use Plan.
Green Infrastructure Parameter Plan – Drawing Number PP03 Rev. P36	Yes – The Proposed Development is consistent with the Green Infrastructure Plan. The Parameter Plan showed areas of green infrastructure and open space alongside the location of SuDS features and retained and potential lost or enhanced trees/hedgerows.
Building Heights Plan – Drawing Number PP04 Rev. 31	Yes – The Proposed Development is consistent with the Building Heights Plan.
Demolition Plan – DEP01 Rev. P2	Yes – The Proposed Development is consistent with the Demolition Plan.
Indicative Masterplan – Drawing Number 29607A/1000A	Yes – The Proposed Development is consistent with the envisaged masterplan that showed a network of green infrastructure alongside SuDS features and footpaths/bridleways
Indicative Phasing Plan – Drawing Number 30454G/1000A	Yes – The delivery of the Proposed Development is consistent with the Indicative Phasing Plan

Table 2: Strategy Compliance

Strategy	Compliance
Landscaping Strategy (ES Figure 13.12, June 2021)	Yes the application is in compliance – Information is provided within the landscape proposals drawings (drawing references DD579L05-DD579L10, DD579L13- DD579L14, DD579L106- DD579L18 and DD579L20)
Drainage Strategy (ES Appendix 11.2)	Yes the application is in compliance – Information is provided within the Drainage Strategy (report ref. 5018551-RDG-XX-XX-DOC-C-9960 P01)
Foul Water Drainage Strategy (Wider OPA Flood Risk Assessment, ES Appendix 11.1)	Yes the application is in compliance – information is provided within the Flood Risk Assessment (report ref. 5018551-RDG-XX-XX-DOC-C-9940 P01)

Air quality (ES Chapter 7; OPA O/20/89498)

- 3.2 This section of the ES Statement of Compliance has been prepared by Create Consulting Engineers and relates to Chapter 7: Air Quality of the original ES (December 2020) and the ES Addendum for the OPA.
- 3.3 Chapter 7: Air Quality of the original Environmental Statement for the Outline Planning Application Masterplan in December 2020 was prepared by Hydrock. An Environmental Statement addendum was prepared in May 2021. An Air Quality Assessment has since been undertaken to determine the air quality impacts associated with both the construction and operation of the Proposed Development (see Reports TR_CS_P22-2687_08TN - TR_CS_P22-2687_10TN in the planning application package). The assessment considered the air quality impacts on the Southern Green infrastructure Parcel; Central Green Infrastructure Parcel; and the Northern Green Infrastructure Parcel.
- 3.4 Likely changes to air quality in the area, as a result of the proposed development, have been considered in relation to the UK Air Quality Objectives and EU Air Quality Standards. Also, where required, the air quality assessment considers mitigation measures to reduce the effect of the proposed development upon local air quality.
- 3.5 During the construction phase of the Proposed Development there is the potential for air quality impacts as a result of fugitive dust emissions from the Site. These were assessed in accordance with the IAQM methodology. Assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and operation activities was predicted to be negligible.
- 3.6 Updated dispersion modelling was undertaken in 2023, using ADMS-Roads Extra (version 5.0.1.3), to determine the predicted pollutant concentrations in the surrounding area for 2030. This looked at two scenarios. Scenario one determined the impact of the development without any additional features, and scenario two looked at the impact of buildings adjacent to the Secondary Infrastructure Road, which were modelled as canyons at a height of 15m.
- 3.7 Sensitive receptor locations were modelled along the Secondary Road Infrastructure and at the proposed school. Receptor locations along Burnetts Lane in Horton Heath were also modelled as the SIR provides connections to the town via Fir Tree Lane. Transport emissions were input from the proposed Primary and Secondary Roads, Fir Tree Lane and Burnetts Lane.
- 3.8 The dispersion modelling results indicated that predicted annual NO₂, PM₁₀ and PM_{2.5} concentrations for all scenarios, at all receptor locations, were below the UK Air Quality Objectives.
- 3.9 The overall significance of potential impacts as a result of NO₂, PM₁₀ and PM_{2.5} concentrations, from the operational phase, were predicted to be negligible at all sensitive receptor locations considered for the opening year scenario, in accordance with the EPUK and IAQM guidance.
- 3.10 The Green Infrastructure Parcels are expected to have a positive impact on the area. Vegetation is shown to absorb various pollutants including PM₁₀, PM_{2.5} and CO₂. The removal of pollutants occurs through the absorption and conversion of the pollutant within the leaf interior. Pollutants are captured primarily through the stomata of leaves and/or removed by the plant surface. Healthy trees can remove significant amounts of air pollution in cities, where it is often concentrated.

- 3.11 Given the application site falls within the Wider OPA site, the outcome of the assessment following refinement of the design remains unchanged, the conclusions of the original Air Quality ES chapter and ES Addendum would remain applicable for the Green Infrastructure.
- 3.12 It is therefore confirmed that the findings and conclusions in the original ES Chapter 7 and the subsequent updated Addendum are considered to remain valid and no alterations to air quality judgements in the ES are necessary.

Transport (ES Chapter 8; OPA O/20/89498)

- 3.13 This section of the ES Statement of Compliance has been prepared by Campbell Reith and relates to Chapter 8: Transport of the original ES (December 2020) and the ES Addendum for the OPA.
- 3.14 The proposed development has been designed in full accordance with the Development Plan and Outline Planning Application (OPA) O/20/89498, which has a resolution to grant consent subject to S106 negotiations relating to education. The application is for full planning consent due to the time for these negotiations to complete. Submitting details of the Green Infrastructure Landscaping (GI) as a full planning application will deliver the GI in accordance with, and as part of the OPA, but enable commencement more quickly than waiting for the resolution of the OPA S106 and the determination of an application for reserved Matters Approval of details of the GI.
- 3.15 Taking the above into account it is considered that the proposed GI is not a traffic generator in its own right. It is unlikely that Construction of the Green Infrastructure (including open space landscaping, bridleways, footpaths, SuDS, play areas and ecological and biodiversity enhancements) will accommodate any volumes of vehicular traffic when operational and limited vehicular traffic during construction. Therefore, the conclusions and mitigation presented in the original ES and Addendum remain unchanged.
- 3.16 It is therefore confirmed that the findings and conclusions in the original ES Chapter 8 and the subsequent updated Addendum are considered to remain valid and no alterations to transport judgements in the ES are necessary.

Heritage (ES Chapter 9; OPA O/20/89498)

- 3.17 This section of the ES Statement of conformity has been prepared by Cotswold Archaeology and relates to Chapter 9: Heritage of the original ES (December 2020) and the ES Addendum for the OPA.
- 3.18 The effects of the proposed Green Infrastructure Landscaping on heritage have been reviewed against the original ES and addendum prepared for the Wider OPA to determine whether the design is within the parameters applied within the heritage assessments undertaken to date. Any changes to the design have been assessed to establish whether these would materially alter the outcomes of the assessment of heritage effects presented in the previous ES and addendum.
- 3.19 There are no material changes to the baseline heritage conditions presented in Chapter 9 of the 2020 ES and 2021 addendum.
- 3.20 The current Green Infrastructure illustrative plan (Drawing DD579L) has been reviewed against the original proposals presented on the parameter plans for the Wider OPA. This has determined that the layout remains broadly the same as the original outline proposal and any changes would be so minor as to not materially alter the assessed effects upon the heritage

resource presented in the ES and addendum. It is concluded that, with regard to heritage, the Green Infrastructure Landscaping has been designed in full accordance with OPA O/20/89498.

- 3.21 Following review of the Green Infrastructure Landscaping proposals against the OPA parameter plans, this statement confirms that the detailed proposals will not alter the previous conclusions of the ES and subsequent addendum with regard to effects upon heritage. The Green Infrastructure Landscaping proposals comply with the parameters set out for the OPA and there have been no material changes to the baseline conditions such that would alter the previous assessment.
- 3.22 It is therefore confirmed that the findings and conclusions in the original ES Chapter 9 and the subsequent updated Addendum are considered to remain valid and no alterations to heritage judgements in the ES are necessary.

Ecology (ES Chapter 10; OPA O/20/89498)

- 3.23 This section of the ES Statement of Compliance has been prepared by Johns Associates and relates to Chapter 10: Ecology of the original ES (December 2020) and the ES Addendum for the OPA.
- 3.24 Johns Associates has undertaken an assessment of the likely ecological effects associated with the Proposed Development against those documented in the ES associated with the OPA O/20/89498. This review is presented in Appendix 1.
- 3.25 Following the review of all receptors within the Site against the OPA ES assessment and conclusions, it is considered that the GI phases will not materially affect the previous conclusions. The GI proposals largely conform to the strategies, mitigation and enhancements pertaining to ecology within the original ES and addendum, and where they differ, it is considered that the effects are minor and non-significant.
- 3.26 With regard to arboricultural impact assessment, the OPA assessment identified potential arboricultural impacts associated within the wider One Horton Heath masterplan. A comparative review of arboricultural impacts has been completed between the proposed green infrastructure development and the former OPA assessment to understand if there are any material changes. Overall, there is no material change from the impacts anticipated as part the OPA to what is proposed as part of this full planning application from an arboricultural perspective.
- 3.27 It is therefore confirmed that the findings and conclusions in the original ES Chapter 10 and the subsequent updated Addendum are considered to remain valid and no alterations to ecology or arboriculture judgements in the ES are necessary.

Flood risk and drainage (ES Chapter 11; OPA O/20/89498)

- 3.28 This section of the ES Statement of Compliance has been prepared by Ridge & Partners and relates to Chapter 11: Hydrology of the original ES (December 2020) and the ES Addendum for the OPA.
- 3.29 The primary focus of this report has been the detailed design incorporated within the scope of the green infrastructure proposals. This statement is grounded in a thorough examination of the original hydrology aspect, ES Chapter 11, the addendum to Chapter 11, as well as the Flood Risk Assessment (FRA), drainage strategy, and Sustainable Drainage System (SuDS) strategy prepared by Ridge in respect of the green infrastructure proposals.

- 3.30 The detailed green infrastructure layout closely mirrors the original (outline) proposals, with any minor changes deemed insignificant and having no impact on the hydrology aspect of the scheme.
- 3.31 Surface water discharge from nearby catchments is directed into watercourse via ponds and the surface water from green infrastructure area infiltrates into the ground and discharges into nearby watercourse as outlined in the OPA proposal.
- 3.32 The surface water from the pond is discharged at a restricted flow rate, adhering to the rate provided by PFA Consultants.
- 3.33 The proposed development, encompassing a green infrastructure with associated footways and drainage at One Horton Heath, has been conclusively designed in full accordance with the Development Plan and OPA O/20/89498. The Green Infrastructure proposals remain set within a proposed new-build context that accords with the original design parameters as set out within the Wider OPA and there have not been any significant changes in baseline conditions that would justify revisiting the original assessment findings.
- 3.34 It is therefore confirmed that the findings and conclusions in the original ES Chapter 11 and the subsequent updated Addendum are considered to remain valid and no alterations to hydrology judgements in the ES are necessary.

Noise and vibration (ES Chapter 12; OPA O/20/89498)

- 3.35 This section of the ES Statement of Compliance has been prepared by Create Consulting Engineers and relates to Chapter 12: Noise and Vibration of the original ES (December 2020) and the ES Addendum for the OPA.
- 3.36 The ES considered the effects of noise and vibration during construction to the existing Sensitive Receptors; changes to the existing noise environment from the operation of the site; the effect of existing noise sources on the proposed dwellings; and the effect of the noise sources from the proposed development onto the surrounding Sensitive Receptors. The existing noise sources were highlighted as being the operations at the nearby Chalcroft Business Park and the surrounding local transport network.
- 3.37 Noise and vibration from the construction phases was deemed to be neutral, however there was the potential for short-term moderate effects when construction takes place close by to the existing Sensitive Receptors. These effects would result in a neutral effect following the implementation of the proposed mitigation. The road traffic noise generated by the wider development was predicted to result in a moderate to neutral noise effect at the existing Sensitive Receptors. Noise associated with the Chalcroft Business Park were predicted to be neutral at the proposed Site for both day and night-time hours. Assuming that any plant is limited to the recommended noise limits, the noise from the proposed plant at the development would have a neutral effect at the Sensitive Receptors.
- 3.38 The supporting assessment for the green infrastructure areas is contained within reports MT/CS/P22- 2687/05 Rev A, MT/CS/P22-2687/06 Rev A and MT/CS/P22-2687/07 Rev A. No additional long term noise sources are currently proposed as part of the design of these areas. Hence there will be no change in impact from the original OPA. The initial EIA did not specifically address the impact of noise to these locations, but it can be seen from comparing the modelled output contained in each of the reports with those provided by Hydrock, in Figure 12.13, that noise levels are comparable and the that suitable amenity will be available across these locations..

- 3.39 It is therefore confirmed that the findings and conclusions in the original ES Chapter 12 and the subsequent updated Addendum are considered to remain valid and no alterations to noise and vibration judgements in the ES are necessary.

Landscape and visual impact (ES Chapter 13; OPA O/20/89498)

- 3.40 This section of the ES Statement of Compliance has been prepared by Deacon Design Ltd and relates to Chapter 13: Landscape and Visual Impact of the original ES (December 2020) and the ES Addendum for the OPA.
- 3.41 This section relates to Chapter 13 of the original ES (December 2020) and the previous ES Addendum to Chapter 13 (May 2021) for One Horton Heath OPA. The landscape and visual effects of the green infrastructure upon the site and wider study area were reviewed in relation to the original ES and previous update prepared for the Wider OPA.
- 3.42 There are no material changes to the landscape and visual baseline conditions reported in December 2020. Any construction work on the Horton Heath OPA that has commenced since 2020 has been taken into account in the original assessment and the resulting impacts have been taken into account in the Original ES and subsequent addendum.
- 3.43 Analysis of the outline and detailed proposals shows that:
- Overall, the current GI proposals within the boundaries shown on the Green Infrastructure Location Plan are broadly the same as the original (outline) proposals and any minor changes are insignificant and will have no material effect on the assessed magnitude of landscape and visual effects;
 - Any soft landscape features proposed along the Site boundary follow the same principles as outlined originally, therefore providing the same level of screening and landscape setting to the development as assumed in the original assessment of landscape and visual effects;
 - Whilst there are a few minor changes to the proposed features within the development area itself, they are a result of providing more detail on the original proposals rather than amending the overall development concept or its principles;
 - These minor changes, for example slight changes to the locations or shape of attenuation ponds or the locations of individual trees, are negligible and will not alter the landscape character or visual amenity resulting from the originally proposed outline scheme.
- 3.44 It is therefore concluded that the proposed GI scheme, which has been designed in detail alongside the SIR with its associated footways, cycleways, lighting, drainage and landscaping at One Horton Heath has been designed in full accordance with the Development Plan and OPA O/20/89498. The changes resulting from the refinement of the outline proposals into a detailed design are not a material consideration for the outcome of the assessment of landscape and visual effects in the original ES and its subsequent addendums.
- 3.45 It is therefore confirmed that the findings and conclusions in the original ES Chapter 13 and the subsequent updated Addendum are considered to remain valid and no alterations to landscape and visual judgements in the ES are necessary.

4. Conclusion

- 4.1 A review of the Original ES has been undertaken to confirm the validity of the conclusions and mitigation measures presented as part of the Full Planning Application for the Green Infrastructure.
- 4.2 In summary, the Original ES identified significant effects with respect to the following:
- Socio Economics and Human Health (beneficial).
 - Landscape and Visual (beneficial and adverse).
- 4.3 As presented in this EIA Statement of Compliance, the review demonstrates that the changes comply with the previously assessed parameters and the relevant strategies relating to the EIA and the baseline environment are not considered to have materially altered from that set out in the Original ES. As such, the environmental information contained within the Original ES remains valid with respect to the details submitted within the Green Infrastructure Application.

Appendix 1: Ecological Statement of Conformity

One Horton Heath

One Horton Heath Green Infrastructure: Statement of Conformity

Final

J00947b/Version 1.1

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DOCUMENT CONTROL

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1.1 Final	Final Statement of Conformity issued to Client	29 January 2024

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TABLE OF CONTENTS

1 INTRODUCTION 1

1.1 Background 1

1.2 Purpose of this Report..... 1

1.3 Legislation, Policy and Guidance 1

2 BASELINE 5

2.1 Habitats..... 5

2.1.1 Biodiversity Net Gain (BNG) 6

2.2 Fauna 6

3 MITIGATION 10

3.1 Habitats..... 11

3.2 Fauna 18

4 CONCLUSIONS 22

1 INTRODUCTION

1.1 BACKGROUND

Johns Associates has been commissioned to provide an assessment of the likely ecological effects associated with a planning application for construction of the Green Infrastructure including open space landscaping, bridleways, footpaths, SuDS, play areas and ecological and biodiversity enhancements at One Horton Heath (OHH) (hereafter referred to collectively as the "Site") as a full planning application, against those documented in the Environmental Statement (ES) associated with the One Horton Heath Outline Planning Application (OPA) O/20/89498. As such this document represents a Statement of Conformity with the ES.

The Site is split into three distinct areas, namely the Northern GI, the Central GI and the Southern GI. Figure 1 shows the three areas within the context of OHH.

The OPA was subject to Environmental Impact Assessment (EIA), which assessed the proposed development on the basis of the delivery of the quantum of development in accordance with a series of parameter plans and strategies for the management of the development (e.g. outline drainage strategy). The findings of the EIA were presented in an ES that accompanied the outline application (the Original ES) which was updated in March 2021 through an ES Addendum.

The proposed development has been designed in full accordance with the Development Plan and Outline Planning Application (OPA) O/20/89498, which has a resolution to grant consent subject to S106 negotiations relating to education. The application is for full planning consent due to the time for these negotiations to complete. Submitting details of the Green Infrastructure Landscaping (GI) as a full planning application will deliver the GI in accordance with, and as part of the OPA, but enable commencement more quickly than waiting for the resolution of the OPA S106 and the determination of an application for reserved Matters Approval of details of the GI.

1.2 PURPOSE OF THIS REPORT

- Assess whether the proposed GI phases will materially affect the previous EIA conclusions.
- Detail and assess any material changes to the baseline presented in the original ES that would result in a material change to the previous EIA conclusions.
- Assess the proposed GI phases against any and all Outline level strategies, mitigation and enhancements detailed in the original ES and Ecological Addendum.

1.3 LEGISLATION, POLICY AND GUIDANCE

There have been minor amendments to some relevant legislation, survey guidance and mitigation guidance since the 2020 Outline Planning Application (OPA) Environmental Statement (ES). These are detailed in **Table 1** below.

Figure 1: Location Plan

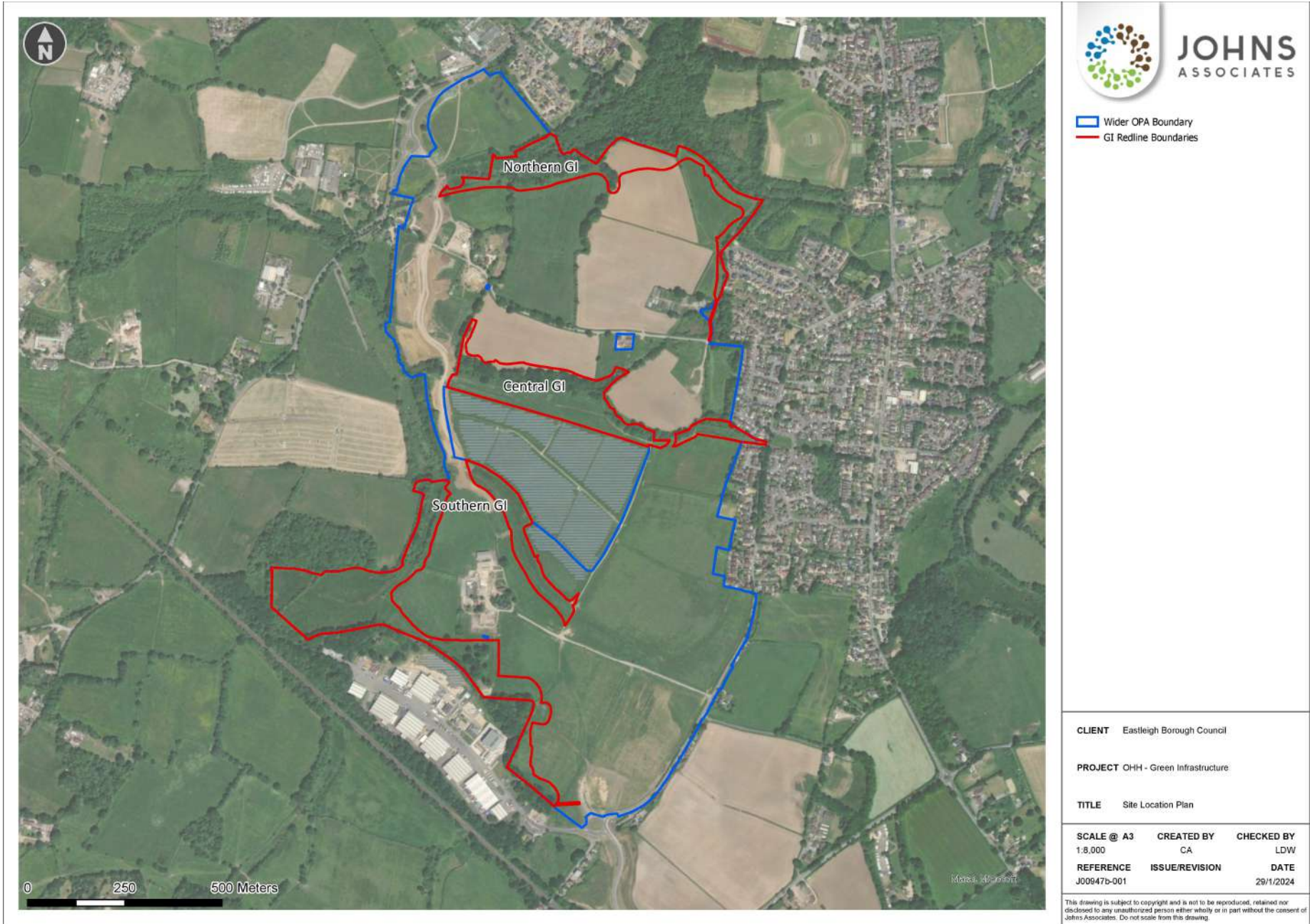


Table 1: Summary of relevant changes to legislation, policy and guidance since 2020

Previous Legislation, Policy and Guidance	Updated Version	Summary of Relevant Changes	Assessment
The Environment Bill	The Environment Act 2021	Under the Environment Act 2021 all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain from January 2024. Mandatory biodiversity net gain as set out in the Environment Act applies in England by amending the Town & Country Planning Act (TCPA) with key statutory instruments anticipated by the end of 2023. The Act sets out the following key components to mandatory BNG: • Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan. • Habitat secured for at least 30 years via obligations/conservation covenant. • Habitat can be delivered on-site, off-site or via statutory biodiversity credits. • There will be a national register for net gain delivery sites. • The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss. • Does not change existing legal environmental and wildlife protections. The Environment Act sets out that development subject to mandatory BNG will be required to submit a biodiversity gain plan for planning authority approval and the planning authority is required to approve it prior to commencement. This is required under the 'General Condition of planning permission' added as Schedule 7A to the Town and Country Planning Act 1990 (under Schedule 14 of the Environment Act).	No impact to GI application
National Planning Policy Framework (NPPF), 2019	NPPF, 2023	Chapter 15, para. 175 now states: "d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."	No impact to GI application
JNCC's Handbook for Phase 1 Habitat Survey, 2010	The UK Habitat Classification Working Group's UK Habitat Classification (UKHab) Version 1.0, 2018	The UKHab system is largely comparative to the Phase 1 system, with some additional categories which allow a finer level of detail and differentiation between similar habitats. Given that the majority of habitats on Site are of low ecological value, the change in naming convention does not result in a material change to the Site's value.	No major impact to GI application

Previous Legislation, Policy and Guidance	Updated Version	Summary of Relevant Changes	Assessment
Natural England's (NE) Biodiversity Metric 2.0	NE's Biodiversity Metric 4.0	There have been several iterations of the metric since the Beta version 2.0 which was used in the 2020 OPA. The changes are largely confined to useability of the Calculation Tool and clarification of assessment methods in the User Guide, however, there have been some material changes which affect the value of certain habitats, and the criteria which ascertain its relative condition. As such, the whole OPA area has been reassessed by Johns Associates which has highlighted that areas such as the SIR are unable to achieve a 10% within the confines of their own Phase red line boundary. In this instance, off-site units from the Lower Acre development (which has been assessed at the time of writing as achieving an excess of 10%) have been utilised. The precise methodology and results will be provided within the BNG report.	Minor impact to GI application
Environment Agency's River Habitat Survey, 2003	MoRPh River Condition Assessment	The MoRPh River Condition Assessment does not supersede the EA RHS, however it is a new river condition assessment methodology which is required to be used in assessing rivers and streams to inform the NE Biodiversity Metric calculations and assessment.	Minor impact to GI application
English Nature's Bat Mitigation Guidelines, 2004	Chartered Institute of Ecology and Environmental Management's (CIEEM) UK Bat Mitigation Guidelines, 2023	The updated guidelines provide more thorough and up to date information and guidelines to assess the value of bat species and to provide a suitable level and up to date measures to avoid, mitigation and compensation for impacts to foraging, commuting and roosting bats.	No impact to GI application due to habitat loss being minimal and enhancement of existing habitat being the primary purpose of the GI application

2 BASELINE

This section details changes to the baseline that have been identified by Johns Associates, through updated surveys, walkovers, or changes in guidance since the OPA ES in 2020.

2.1 HABITATS

The following table lists the habitats present within the Site and details the changes in line with new habitat classification guidance. The table should be read in conjunction with Figures 2-4.

Table 2: List of updates to habitat types using UKHab

Phase 1 Habitat Type	Habitat ID Codes	UKHab Habitat Type (Code)
Northern GI		
Hardstanding	B4	Developed land, sealed surface (u1b)
Bare ground	BG9	Bare ground (secondary code 73)
Cultivated/ disturbed land – arable	C1	Cereal crops (c1c)
Improved grassland	F14, F19, F20, F23	Modified grassland (g4)
Marshy grassland	F17	Other neutral grassland (g3c)
	FW1	Fens (upland and lowland) (f2)
Standing water	P1	Ponds (r1a6, sec. code 41)
Scattered scrub	N/A	Mixed scrub (h3h)
Broadleaved woodland	W4	Lowland mixed deciduous woodland (w1f)
Running water	Quobleigh Stream	Watercourses - canal or ditch (r1e)
Scattered trees	L3, L4, L5	Line of trees (w1g6)
Hedgerows	H12a, H18a, H18b	
	H8, H9, H22	Hedgerow (priority habitat) (h2a)
Central GI		
Cultivated/ disturbed land – arable	C3	Cereal crops (c1c)
Improved grassland	F12	Modified grassland (g4)
Marshy/ poor semi-improved grassland	F13	
Marshy grassland	F27	Other neutral grassland (g3c)
Broadleaved woodland	W3, W7	Other broadleaved woodland (w1g7)
Running water	Foxwood Stream	Watercourses - canal or ditch (r1e)
Dense/continuous scrub	S1	Mixed scrub (h3h)
Hedgerows	N/A	Hawthorn scrub (h3f)
	H25, H60	Hedgerow (priority habitat) (h2a)
	H26, H28	Line of trees (w1g6)
Southern GI		
Improved grassland	F1, F7, F8, F9, F35, F39	Modified grassland (g4)
Marshy/ poor semi-improved grassland	F2	
	F3, F4, F5, F6, F10, F40	Other neutral grassland (g3c)
Broadleaved woodland	W1	Other broadleaved woodland (w1g7)
Running water	Unnamed stream	Watercourses - canal or ditch (r1e)
Scattered trees	WP1	Wood-pasture and parkland (sec. code 20)
	L1, L2, H67	Line of trees (w1g6)
Hedgerows	H38, H41, H42, H43, H44, H46, H47, H49, H50, H51, H68	Hedgerow (priority habitat) (h2a)

There are no changes to the relative importance of these habitats as per CIEEM Guidelines for Ecological Impact Assessment¹.

2.1.1 Biodiversity Net Gain (BNG)

The significant changes to Natural England's Biodiversity Metric since 2020 have resulted in various changes to the classification of habitats, results of condition assessments, and their baseline unit values. The full assessment of changes are detailed in the Biodiversity Net Gain reports for each GI parcel. These changes do not represent a material change the habitat baseline. It is therefore considered that the habitats' suitability for the protected species identified as being present, or assumed to be present, has not changed.

2.2 FAUNA

No significant changes to the baseline regarding protected or notable fauna have been recorded since 2020 during the various surveys, site visits and walkovers conducted by Johns Associates. Given the assessment of the habitat baseline above, it is therefore considered that the baseline of the Site in terms of its capacity to support protected and notable fauna remains the same as that which was reported in the OPA ES.

¹ CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester.

Figure 2: Northern GI Baseline UKHab

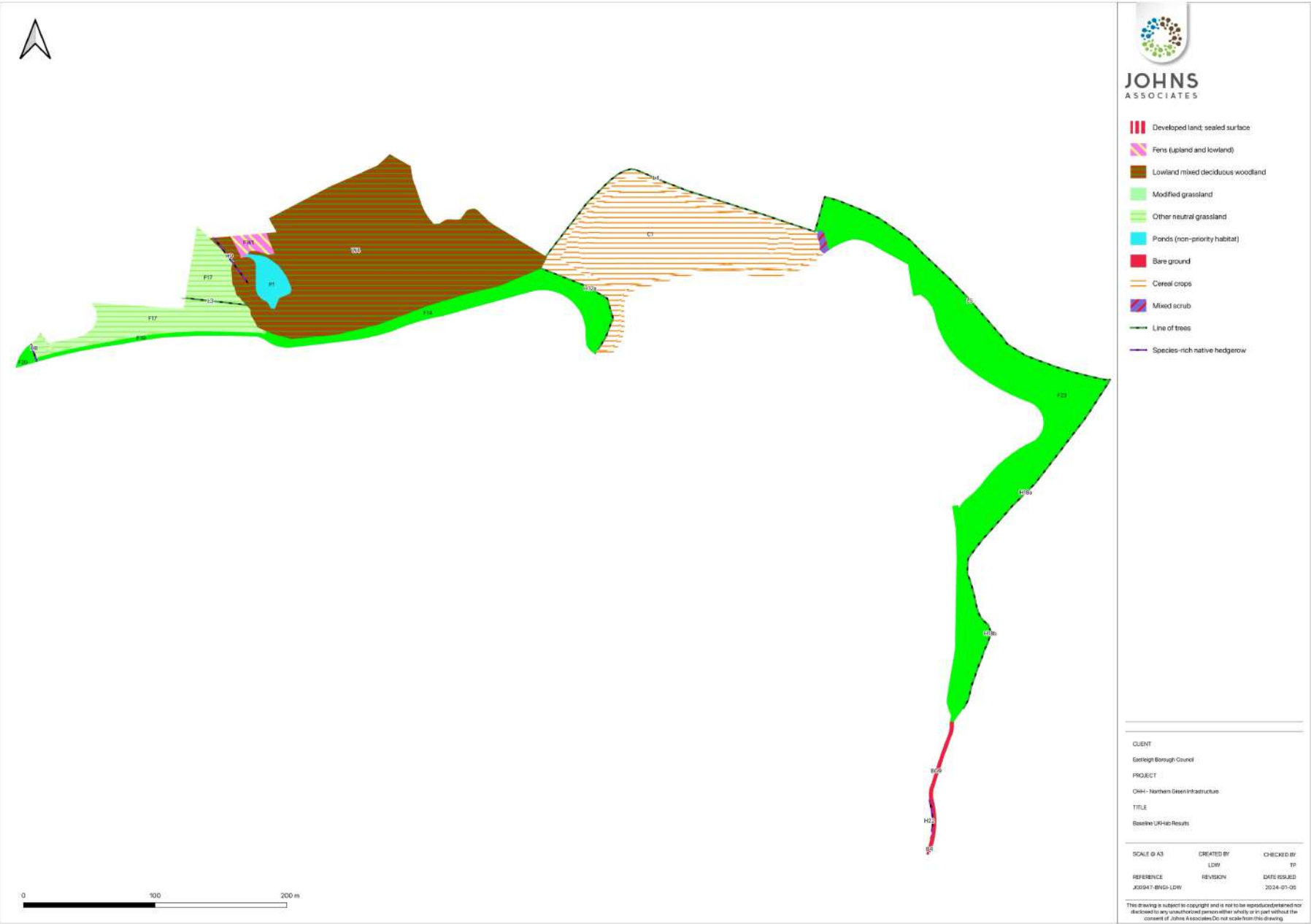


Figure 3: Central GI Baseline UKHab

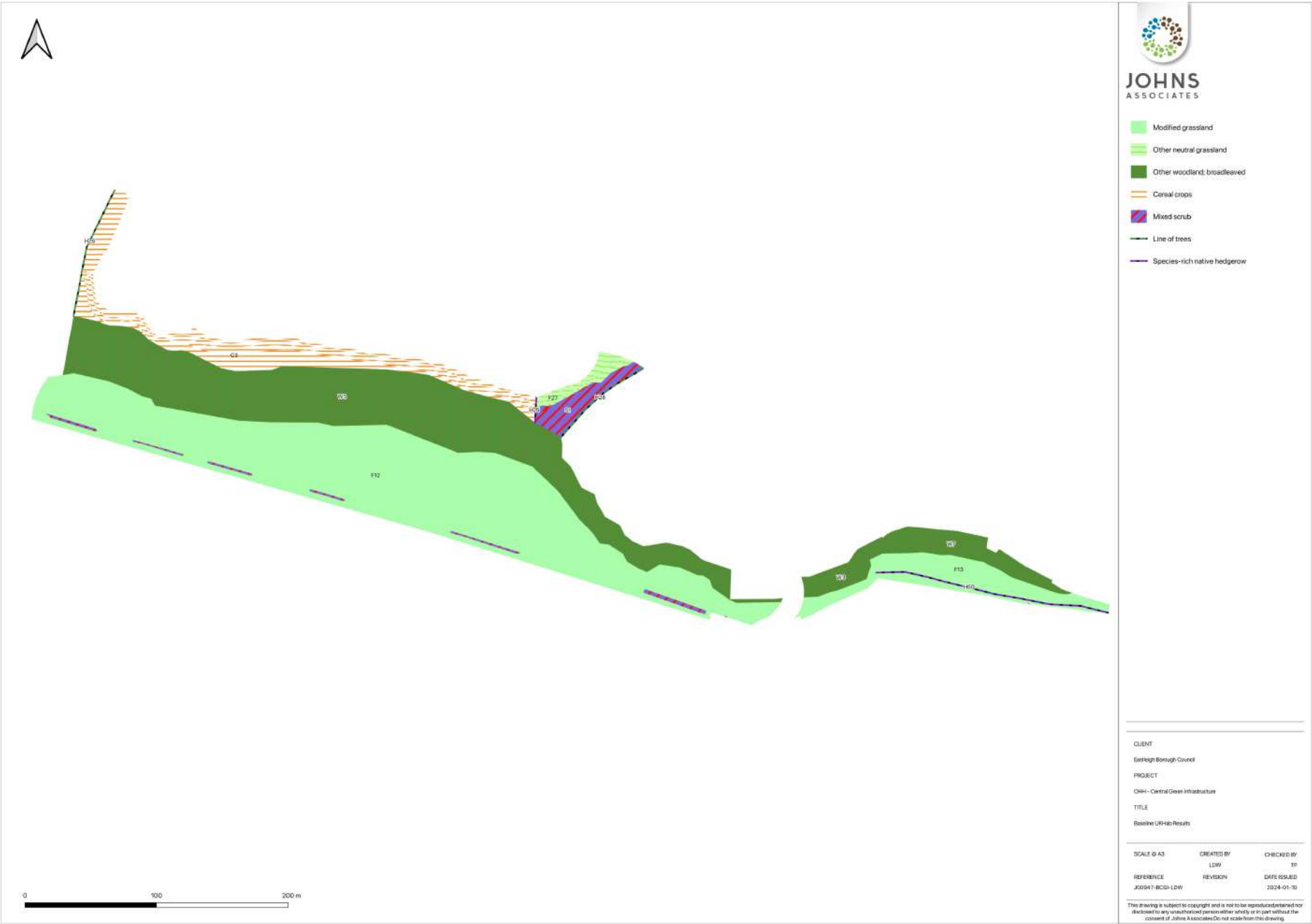
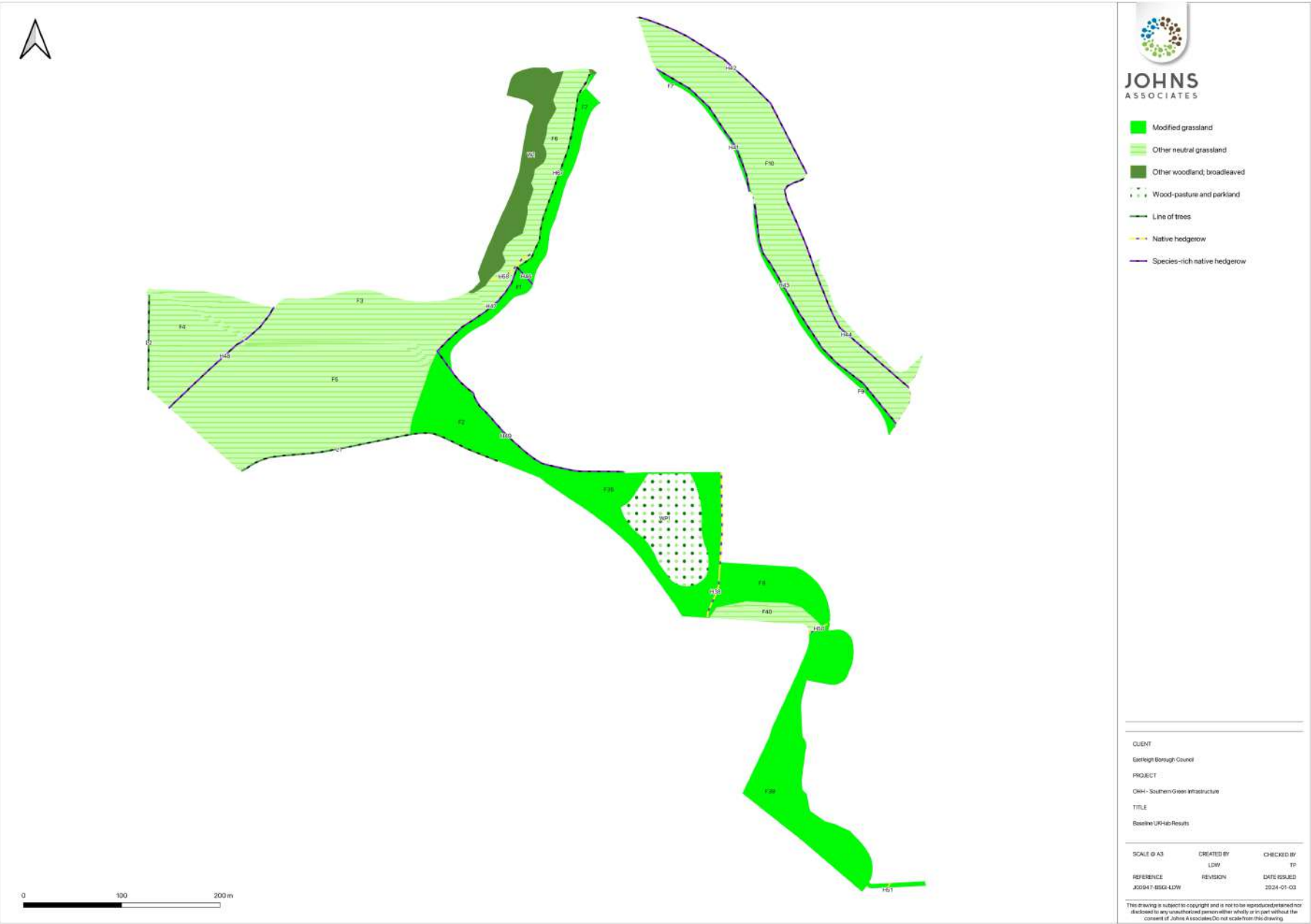


Figure 4: Southern GI Baseline UKHab



3 MITIGATION

This section will assess the current proposals against the avoidance, mitigation and compensation requirements set out in the OPA ES. Instances where the proposals were found to satisfy all required mitigation and design principles are largely omitted. This section highlights only those areas which are in contravention of the conclusions of the OPA ES, those where the proposals have satisfied the requirements in such a way as to differ from the intended methods detailed in the OPA ES, and those where failure to adhere to the necessary mitigation would result in a significant impact such as to European Protected Species (EPS). It should be noted that no artificial lighting is proposed within the boundaries of the GI areas, therefore no impacts from increased lighting are anticipated. The relevant receptors are therefore omitted from the tables below.

Section 3.1 should be read in conjunction with Figures 5-7.

3.1 HABITATS

Table 3: Assessment of SIR against proposed mitigation for habitats of importance in the OPA ES

Receptor	Mitigation Expectations	Relevant GI Area and Habitat ID Code	Supporting Documentation	Assessment
Hedgerows and lines of trees	Retained hedgerows with mature trees at regular intervals will have a 15m buffer (measured from tree stems). Hedgerows without mature trees or only occasional trees will have a minimum 5m ecological buffer (plus RPA around any mature trees to be retained) measured from the centre line of the hedgerow. These buffers will be subject to the following constraints: - No excavation (except SuDS, respecting RPAs). - No construction related activities or activities likely to have negative effect on habitat. - Biodiversity Enhancement permitted. - No additional lighting >0.5lux. New hedgerows will be protected by a minimum 5m buffer from the development and not subject to lighting levels >0.5 lux.	Southern GI hedgerow <u>with trees</u> – H49, H67 Northern GI hedgerows <u>with trees</u> – H18b Southern GI <u>without trees</u> – H47	Character Areas Southern Green Infrastructure Sheet 5 of 6 dwg. DD579L09-R5 by Deacon Design (DD) Character Areas Northern Green Infrastructure Sheet 3 of 3 dwg. DD579L18-R5 by DD Character Areas Southern Green Infrastructure Sheet 2 of 6 dwg. DD579L06-R5 by DD	At its narrowest point, the area of grassland between H49 and the southern Site boundary is approximately 15-20m, making it impossible to ensure a 15m buffer on its south side given the necessity of a footpath here. Similarly, the length of H67 will run parallel to a footpath on its east side, and certain points of H18b come within 15m of a footpath. H47 will run parallel to a footpath on its east side which will lie within the 5m buffer area for hedgerows without trees. However, at all of these points, the hedgerows will have at least a 2m buffer of grassland which will be largely kept long. Additionally, it is understood that litter bins will be provided at intervals along footpaths in GI areas to discourage littering. The hedgerows, therefore are not anticipated to suffer any degradation or reduction in condition (as per the BNG reports). The impact effect is assessed to be minor and not-significant. New proposed hedgerows will be planted in areas which do not contravene the buffer requirements wherever possible.

Receptor	Mitigation Expectations	Relevant GI Area and Habitat ID Code	Supporting Documentation	Assessment
Other broadleaved woodland, lowland deciduous woodland and wood-pasture & parkland	Retained woodland will have a 15m buffer (measured from tree stems on outer edge of woodland). These buffers will be subject to the following constraints: - No excavation (except SuDS, respecting RPAs). - No construction related activities or activities likely to have negative effect on habitat. - Biodiversity Enhancement permitted. - No additional lighting >0.5lux. Where the removal or severance of woodland is unavoidable, compensatory native species rich planting will occur in accordance with the prescriptions agreed with Eastleigh Borough Council. Parkland will also be extended and enhanced through adapting the grassland management and the planting of large, protected specimen oak trees in this field.	Northern GI – W4 Central GI – W3, W7 Southern GI – WP1	Character Areas Northern Green Infrastructure Sheets 1 & 2 of 3 dwg. DD579L16-R5 & DD579L17-R5 by DD Character Areas Central Green Infrastructure Sheets 1-3 of 3 dwg. DD579L13-R5, DD579L14-R5 & DD579L15-R5 by DD Character Areas Southern Green Infrastructure Sheet 5 of 6 dwg. DD579L09-R5 by DD	Both W4 and W3 will have footpaths created within the 15m buffer zone, however, in all instances, the footpath has been designed to maximise the available buffer zone where possible, and each footpath will have a fence along its length in order to prevent public access into the woodlands or their associated ecological buffer zones. The impact effect is assessed to be minor and not-significant. W7 will be subject to a minor loss in order to facilitate a connecting footpath from the Central GI to future phase 11 (Local Centre). In order to compensate for this, the remaining woodland will be enhanced from 'moderate' to 'good' condition. The BNG for habitats in this phase is therefore calculated to be 29.60%, and trading rules are met. The impact effect is assessed to be minor and not-significant. The Parkland (WP1) will be enhanced by way of improved management and additional seeding of the grassland (where necessary) to create a more diverse sward. This will be largely kept long to ensure varying niches for invertebrates and other fauna, with mown paths throughout for public access. Additional tree planting is proposed within this field and across the Southern GI, however, these will be 'small' native trees, as opposed to the large specimen trees proposed in the ES. They will, however, be managed appropriately, and those species (such as oak) which lend themselves to growing into large standard trees will be allowed to do so where appropriate.

Watercourses	All watercourses will be protected by a 10m ecological buffer (excluding SUDS connections and ecological improvements) (measured from the bank edge of water limit when watercourse is full). Watercourse severance has been minimised through the development. 10m ecological buffer with an associated 10-50m green infrastructure corridor (measured from the bank edge of water limit when watercourse is full i.e. bankfull). This buffer will be enhanced with appropriate habitat management and habitat creation measures that complement and enhance the watercourses.	Northern GI – Quobleigh Stream Central GI – Foxwood Stream Southern GI – unnamed streams/ ditches	Character Areas Northern Green Infrastructure Sheet 1 of 3 dwg. DD579L16-R5 by DD Character Areas Central Green Infrastructure Sheets 1-3 of 3 dwg. DD579L13-R5, DD579L14-R5 & DD579L15-R5 by DD Character Areas Southern Green Infrastructure Sheets 1 & 2 of 6 dwg. DD579L05-R5, DD579L06-R5 by DD	Quobleigh Stream runs approximately through the centre of the woodland (W4) in this location, and as such is surrounded on either side by more than 10m of woodland. The 10-50m buffer area within the woodland will be retained in its current condition, and the grassland immediately adjacent to the woodland will be enhanced to other neutral grassland and managed in such a way as to increase the available niches for various invertebrates and other fauna. Foxwood Stream runs along the southern edge of the woodland (W3, W7). It is largely protected by a greater than 10m buffer of woodland on its north bank, and grassland on its south bank, however, the necessity of creating a footpath in the easternmost section of the Central GI while also avoiding impact to the woodland in this location means that the footpath will run parallel within 10m for a short distance. The footpath will have a fence preventing public access, and at the point at which the footpath crosses the stream, it will be culverted. Given that the grassland within the remaining buffer area is to be enhanced, the impact is considered to be minor and not-significant. The new route of the PRow in the Southern GI crosses the streams/ditches in several places, and where the stream runs parallel to Heart's Row woodland, the proposed footpath will lie within 10m. The new stream crossings are designed to be as unobtrusive as possible and utilise existing field entrances where possible. Where the new footpath will lie within 10m of a stream, there already exists a hedgerow and row of trees (H47, H67) which provide a barrier to public access and disturbance. The field in which the path will be created is currently cattle grazed, therefore the enhancement of the grassland between the footpath and line of trees, and exclusion of cattle, constitutes a positive impact to the overall health of the stream.
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Receptor	Mitigation Expectations	Relevant GI Area and Habitat ID Code	Supporting Documentation	Assessment
Ponds	Quobleigh Flight pond (P1) will be restored and enhanced for invertebrates, fish, amphibian, reptiles, birds and mammals. All ponds will be subject to high quality conservation management delivered in perpetuity under a detailed LEMP.	Northern GI – P1, proposed SuDS Southern GI – proposed GCN pond in F35, proposed SuDS	Character Areas Northern Green Infrastructure Sheet 1 of 3 dwg. DD579L16-R5 by DD Character Areas Southern Green Infrastructure Sheet 5 of 6 dwg. DD579L09-R5 by DD	There are currently no plans to enhance Quobleigh Pond to a higher condition than it has been assessed as currently (moderate). Given the scale of habitat enhancement which is ongoing to the north of Quobleigh Woods, including creation of new ponds, this is not considered to constitute a major change from the OPA ES conclusions. The newly created GCN mitigation pond will be managed to 'good' condition in BNG terms, to a specification as set out in the relevant great crested newt mitigation licence. All SuDs will be created and managed to 'moderate' condition (refer to BNG reports).

Figure 5: Northern GI Post-development UKHab

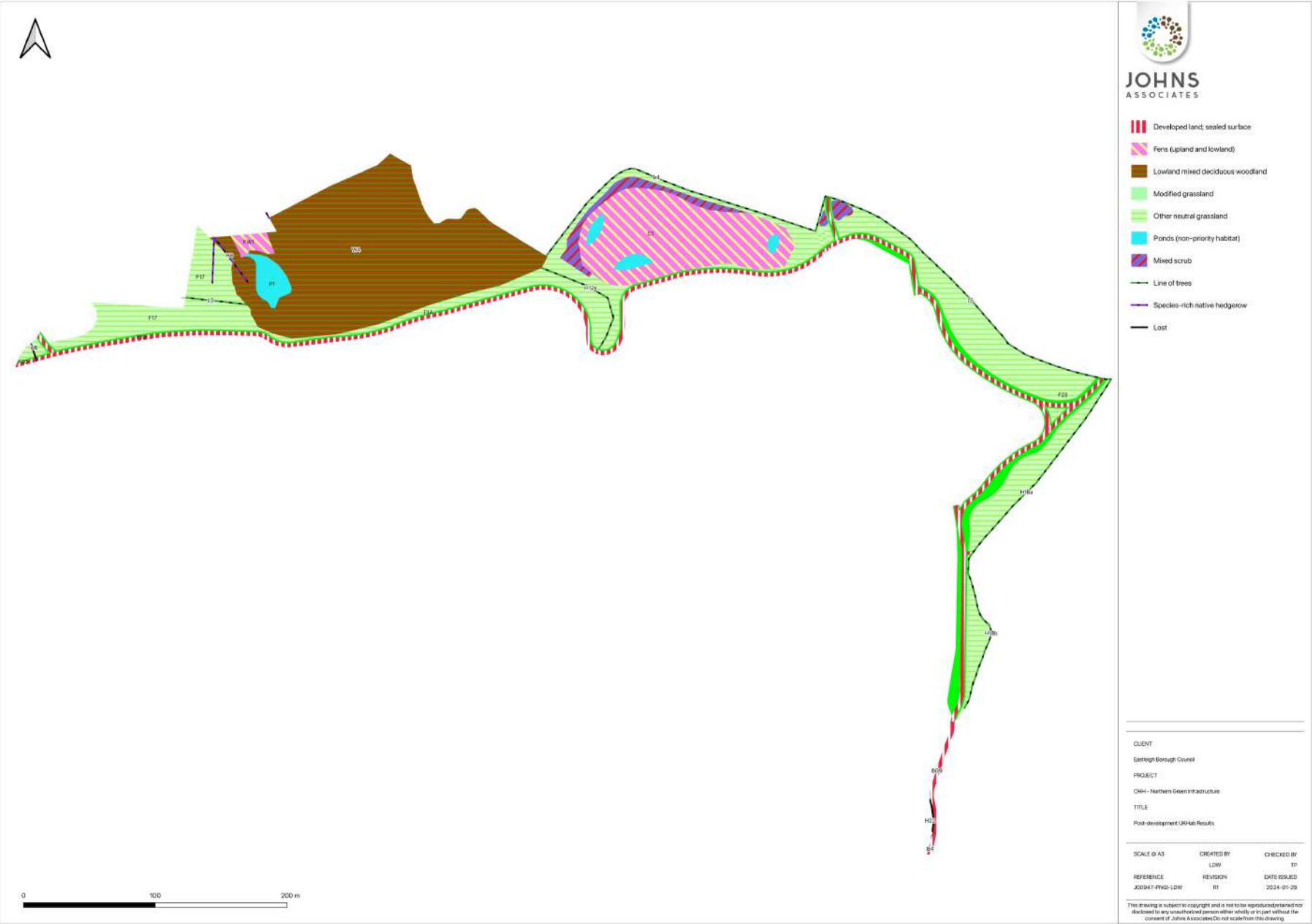


Figure 6: Central GI Post-development UKHab

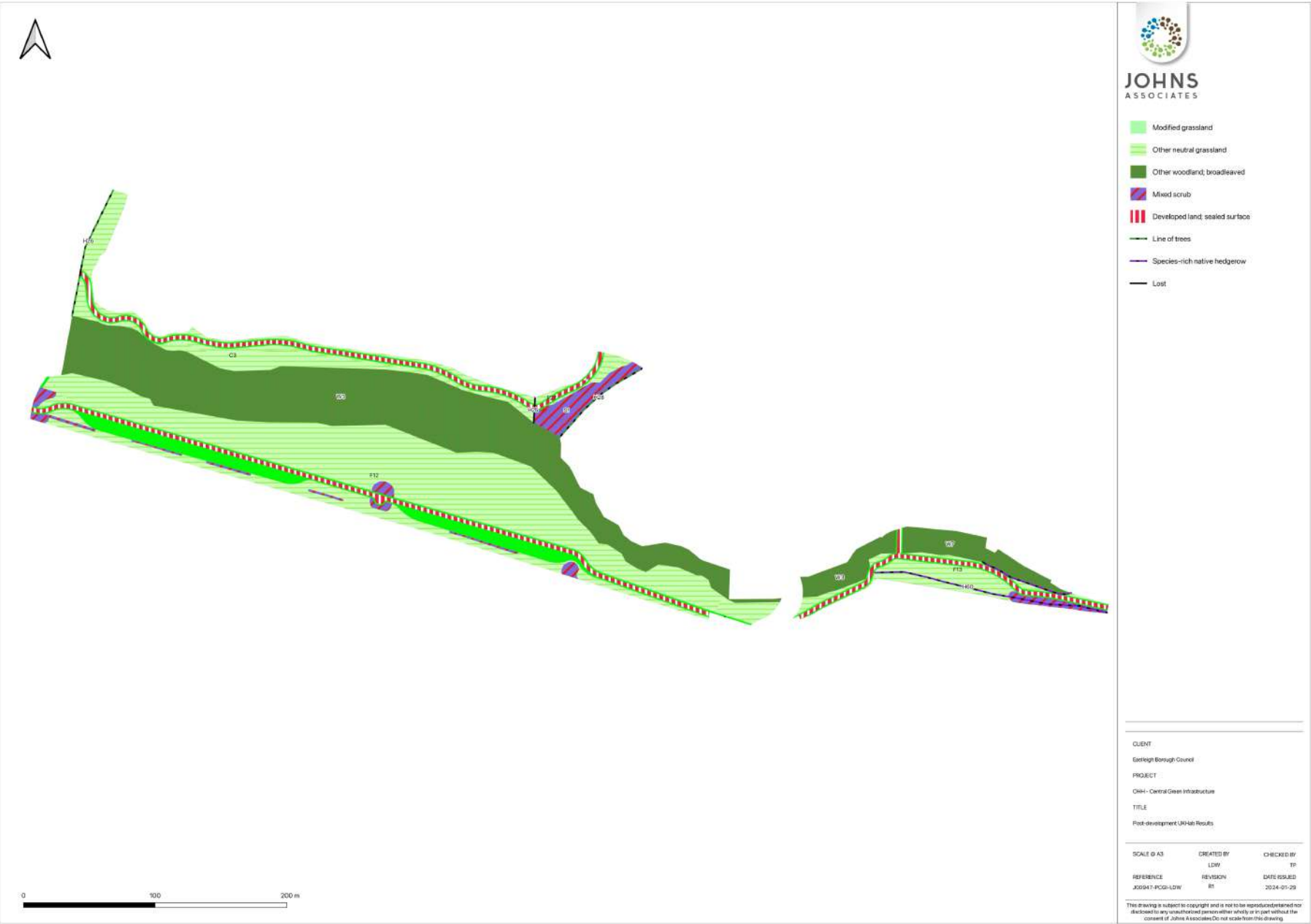


Figure 7: Southern GI Post-development UKHab



3.2 FAUNA

Table 4: Assessment of GI against proposed mitigation for protected species in the OPA ES

Receptor	Mitigation Expectations	Relevant GI Area	Supporting Documentation	Assessment
Bats	The removal of mature trees has been minimised through careful masterplan layout. Where trees containing potential roost features are retained, these will be protected by the buffer specifications as described for hedgerows and woodland. The loss of foraging habitat across the Site has been minimised through the retention of key high value habitats. These habitats will be protected and enhanced, with connectivity between these habitat areas and potential roost sites maintained both across the site and the wider landscape through the measures to protect these specific habitats.	All GI areas	All Character Areas drawings by DD Secondary Road Landscape Proposals Sheet 3 of 6 DD579L42-R3 by DD (24/05/2023) Ecological Constraints Plan North dwg. J00689-011 by Johns Associates (JA) (11/03/2022)	The proposed footpath in the easternmost portion of the Central GI intersects the buffer area of a single tree with Low bat roost potential. As this tree is retained within existing woodland, and no artificial lighting is proposed in association with the footpath, it is anticipated that this contravention constitutes a minor and not-significant impact provided that the tree is retained in its current condition and no temporary artificial lighting is used during construction of the footpath. While the construction of footpaths and play areas within the GI areas constitute a minor loss of foraging habitat, the significant habitat enhancement and creation which is proposed in all GI areas results in a significant net gain in biodiversity (please refer to BNG reports) and as such will directly contribute to an increase of habitat opportunities and plant species diversity associated with a greater and more diverse invertebrate assemblage. This represents a major positive impact for foraging bats.

Receptor	Mitigation Expectations	Relevant GI Area	Supporting Documentation	Assessment
Dormice	Avoidance of hedgerow severance within 150m of confirmed records (currently only within W3). Completion of works under a Precautionary Method Statement to include Ecological Clerk of Works supervision, ecological toolbox talk and adopting PTES guidance (Managing Small Woodlands for Dormice) with woodland/hedgerow vegetation removal between December to March. Provision of deciduous woodland adjacent to key retained woodland corridor to ensure no net loss of habitat and to maximise availability of food plants throughout the active part of the year. Public access is prevented to key habitats suitable for dormouse.	Central GI – W3	Character Areas Central Green Infrastructure Sheets 1-3 of 3 dwg. DD579L13-R5, DD579L14-R5 & DD579L15-R5 by DD	The points at which the footpaths within the Central GI intersect H25 and H26 are within 55m and 85m respectively of the known dormouse records within W3. All works impacting hedgerows and woodland W3 within the Central GI will be subject to a Precautionary Method Statement etc. No additional woodland creation is proposed within the Central GI, however W7 will be enhanced to 'good' condition, and new species-rich hedgerow creation will provide additional habitat and resources for dormice. All of W3 will be fenced off from public access and have significant grassland buffers wherever possible to further protect the woodland from edge effects, and to provide additional resources for various fauna via the increase in floral species diversity. It is considered highly unlikely that dormouse is present within the construction and operational areas associated with the Site. Taking this into account alongside the scheme design and the habitat creation and enhancement measures set out in the Central GI BNG report, it is considered reasonable to conclude that the scheme will result in neutral and non-significant effect to dormouse.
Otters and water voles	The inherent and additional measures set out in Table 10.7 and 10.11 of the ES will ensure that suitable measures to avoid adverse effects will be successfully implemented. The measures as described for the River Itchen SAC and SSSI also afford protection to otter in the wider river catchment during construction. Watercourses will be restored using best practice measures (e.g. as defined by the UK River Restoration Centre) to increase habitat diversity, connectivity, and maximise species diversity.	All GI areas	All Character Areas drawings by DD	The ES concluded that otter and water vole are highly unlikely to be present on Site, therefore no adverse impacts are predicted to these species as a result of activities associated with the GI areas.

Receptor	Mitigation Expectations	Relevant GI Area	Supporting Documentation	Assessment
Great crested newts (GCN)	Where valuable amphibian habitats must be affected, appropriate measures will be implemented to ensure that animals are protected during construction and that there is no detrimental effect on the favourable conservation status of the populations present on site. These measures include: • Implementation of a series of linked Natural England EPS licences coordinated through the implementation of a great crested newt masterplan. • Avoidance measures to minimise areas of habitat loss and to maintain habitat connectivity. • Sensitive approach to vegetation clearance including consideration of timing, duration and methodology. This will employ measures of phased vegetation removal in accordance with best practice under a detailed method statement. • Exclusion from working areas until works have ceased and habitat reinstated. • Capture from exclusion areas and translocation to retained receptor habitat. • Translocation of the southern low size class Chalcroft population from the single poor quality pond and associated poor quality and disturbed terrestrial habitat to two restored and two created and optimised northern ponds in Chalcroft Wood on land owned by Eastleigh Borough Council, with high quality terrestrial habitat. This will provide a closer association with the larger part of the existing metapopulation, increasing the territory used by great crested newt into optimal habitat for the construction phase. • Measures to prevent entrapment in drainage systems and connectivity across roads. • Provision of enhanced terrestrial habitat and a network of created and restored ponds and wetlands, together with resting and overwintering habitats. • Habitat compensation and enhancement measures will be delivered in accordance with industry best practice	All GI areas, particularly Southern GI	Ecological Mitigation and Management Strategy (EMMS) ref. J00950-EMMS-LEMP by JA (September 2022) Figure B1.1 – Masterplan Map ref. J00950-B1.1 by JA (18/07/2023) One Horton Heath GCN Masterplan Document April 27th 2020 by JA (updated 17/07/2023) All Character Areas drawings by DD Character Areas Southern Green Infrastructure Sheet 5 of 6 dwg. DD579L09-R5 by DD	All works within 250m of the known GCN breeding pond at Chalcroft Farm will be undertaken under a suitable District Level licence. All other works in GI areas with potential to impact GCN or suitable terrestrial GCN habitat will be subject to a Precautionary Method Statement. More recent plans show a single new GCN pond created within the Southern GI, and the existing Chalcroft Pond to be enhanced (not relevant to GI planning application), as opposed to two created and two restored ponds. However, with the other various proposed enhancement measures, especially the enhancement of green corridors to facilitate the mixing of the two identified GCN populations (North and South) this change has not been assessed as significant. There are no changes or contraventions to the measures set out in the OPA ES Chapter or associated documentation, therefore no additional impacts to GCN are anticipated as a result of the GI scheme.

Receptor	Mitigation Expectations	Relevant GI Area	Supporting Documentation	Assessment
	ensuring compliance with policy and legislation. • The management of recreation on site, particularly dogs, through landscape design and appropriate fencing and signage in key habitat areas. • Key elements of GCN mitigation will be delivered under EPS mitigation licences, with additional elements delivered under a non-licensable method statement where the likelihood of an offence is negligible. • Habitat connectivity will be maintained through enhancement and long-term management of ecological connective corridors.			

4 CONCLUSIONS

Following the review of all receptors within the Site against the OPA ES assessment and conclusions, it is considered that the GI phases will not materially affect the previous conclusions. The GI proposals largely conform to the strategies, mitigation and enhancements pertaining to ecology within the original ES and addendum, and where they differ, it is considered that the effects are minor and non-significant.