
One Horton Heath Environmental Impact Assessment

Environmental Statement Volume 1 – Addendum
Environmental Statement Addendum 3 (ESA3)

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1. Introduction

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

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

Outline: Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) consisting:

- *Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestal, Chalcroft Farm and The Folds phases and partially within Chalcroft Outfarm Works phase);*
- *A Local Centre (and supporting secondary local centres) on land up to 3.1ha comprising mixed-use residential/retail/leisure/community/employment/day nursery/food establishment uses (Local Centre Phase);*
- *Further non-residential floorspace on land up to 5ha comprising of office, commercial and industrial uses and general industrial and storage & distribution uses (Chalcroft Outfarm works and Fir Tree Farm Hub phases and partially within the Chalcroft Farm phase);*
- *A 3FE Primary School (Primary School Phase);*
- *Public open space including formal sports facilities and informal provisions (across Green Infrastructure Phases);*
- *Allotments, ecological, landscape and sustainable drainage works;*
- *Key infrastructure and utilities provision including new roads, footpaths, bridleways and cyclepaths;*
- *Vehicular access from Allington Lane, Fir Tree Lane and Burnetts Lane with improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and*
- *Site preparation and demolition works*

All Matters Reserved Except Access.

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

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

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

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- 1.3. Owing to the nature of the proposed development, the size of the site (circa 130.9 Ha) and the number of residential units proposed (2,500), the One Horton Heath proposals fall within Schedule 2 Section 10(b) of the EIA Regulations as an *“Urban development project”* in which the *“area of the development exceeds 5 hectares”* and *“the development includes more than 150 dwellings”*. It was determined that the proposed development had the potential to give rise to significant environmental effects and, as such, the proposal was voluntarily screened in as EIA development and an Environmental Statement (ES) was prepared.
- 1.4. An Environmental Statement Addendum (ESA) (ESA1) was prepared and submitted in May 2021, which accompanied the submission of amendments to the two planning applications that fall outside of the previously assessed EIA parameters alongside updated assessments of the potential environmental effects. The purpose of that ESA was to inform the Local Planning Authority (LPA) of the implications of the proposed amendments to the previously assessed project and, as such, any changes to the likely environmental effects of the project as now proposed, in comparison to the previously assessed project.
- 1.5. A further ESA (ESA2) was prepared and submitted in July 2021 to accompany the submission of a full planning application for the One Horton Heath Link Road (Chalcroft Avenue).
- 1.6. This ES Addendum to ES (ESA3) has been prepared to ensure that Eastleigh Borough Council has up to date environmental information, ahead of the Local Planning Authority determining the Outline Planning Application.
- 1.7. This ESA has been written to update, and should be read in conjunction with, the original ES that was submitted as part of the applications and ESA1 and ESA2.

2. Proposed Development

- 2.1. The OPA seeks consent for the principle of the Proposed Development within a set of parameters. The EIA has been undertaken on the basis of those Parameter Plans. The Parameter Plans are set out below:

Drawing Number	Drawing Title	Figure Number
EAST200403-RLP-01-P8	Wider OPA Red Line Plan	1.1
EAST200403-PP-01-P34	Access Parameter Plan	3.1
EAST200403-PP-02-P36	Land Use Parameter Plan	3.2
EAST200403-PP-03-P36	Green Infrastructure Parameter Plan	3.3
EAST200403-PP-04-P31	Building Heights Parameter Plan	3.4
EAST200403-DEP-01-P2	Demolition Plan	3.5
039.0014.701	Fir Tree Lane Improvements	3.8

- 2.2. The parameter plans set out above remain unchanged.

3. Environmental Statement Addendum

3.1. This ES Addendum reconfirms (and updates where required) the assessment conclusions of the OPA ES as necessary in respect of the following:

- The assessed development since the last ES Addendum in 2021;
- The baseline environment; and
- The identified Committed Schemes for the purposes of cumulative assessment

3.2. For the following technical topics, the relevant consultant provided confirmation of or updates to the baseline environment, reviewed the previous assessments and conclusions and provided any required updates or amendments and provided a summary of environmental effects:

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

3.3. For each environmental topic it has been concluded that the findings of the One Horton Heath EIA and the conclusions presented in the original ES remain unchanged. This is set out for each environmental topic below.

Socio-Economics

3.4. It has been determined that the assessment, findings and conclusions presented in the original Socio-Economic ES chapter (Chapter 6) remain unchanged. ESA3 Chapter 6 is provided in **Appendix 1**.

Air Quality

3.5. Upon review of the original Air Quality ES chapter, its associated Addendums and the findings of this updated assessment, which seeks to ensure the Proposed Development is tested against the latest available guidance and assessment tools, all previously reported conclusions on likely significant effects

being Negligible remain valid and appropriate for decision making in 2024. ESA3 Chapter 7 is provided in **Appendix 2**.

Traffic and Transport

- 3.6. As set out in **Appendix 3** of this ESA (ESA3 Chapter 8), upon review of the ES Chapter, the current baseline and the Proposed Development, it is clear that the assessment undertaken as part of the ES Chapter remains representative of current and future conditions and that the assessment is valid and acceptable.

Built Heritage

- 3.7. As set out in **Appendix 4** of this ESA (ESA3 Chapter 9), the assessment carried out within this ESA concludes that there are no changes to the overall assessment of potential development effects upon the significance of Grade II Listed Firtree Farmhouse, as presented within the 2020 ES and the ESA1.
- 3.8. Although the level of negative effect upon the Grade II Listed Building, as a result of physical alterations or non-physical impacts as a result of change within its setting, cannot be confidently ascertained at this stage, with appropriate design mitigation, as laid out within the 2020 ES, any effects can likely be reduced, so as not to result in significant effects.

Biodiversity

- 3.9. Based on the recent review work undertaken to inform the ESA 3 Chapter 10 (**Appendix 5**), it is considered reasonable to conclude that no significant construction or operation/occupation effects on ecology could occur.
- 3.10. Going beyond the findings of the OHH ES, the scheme will also deliver a biodiversity net gain which will provide a notable additional benefit to biodiversity that was not formally part of the original conclusion.
- 3.11. Consequently, the OPA is considered to continue to meet all relevant legislative and policy based requirements associated with ecology.

Water Environment

- 3.12. As set out in **Appendix 6** of this ESA (Chapter 11), original findings of the One Horton Heath ES Hydrology chapter remain valid and unchanged.

Noise & Vibration

- 3.13. The likely significant environmental effects associated with the construction and operational phases of the Proposed Development remain the same as those considered within ES Chapter 12. Therefore, no additional assessment is required. This is set out in ESA3 Chapter 12 in **Appendix 7** and includes a supporting appendix (Appendix 12.1)

Landscape and Visual

- 3.14. An ES Chapter 13 Addendum (ESA3 Chapter 13) is provided in **Appendix 8** of this ESA. Since the baseline situation has not materially changed and the Proposed Development is as assessed in the 2021 ESA, the assessment of landscape effects undertaken in the OHH ES and updated in the 2021 ESA remains valid and acceptable, during both the construction stage and the operational stage.
- 3.15. While there have been changes in the views for some of the Visual Receptors which have taken place since the submission of the OHH ES and the 2021 ESA, the nature of these changes was anticipated in the assessment of effects published in the aforementioned documents.. The assessment of visual effects undertaken in the OHH ES and updated in the 2021 ESA therefore remains valid and acceptable, during both the construction stage and the operational stage.
- 3.16. ESA3 Chapter 13 is supported a technical appendix (Appendix 13.1), which provides updates to particular views of some of the Visual Receptors.

Overall Conclusion

- 3.17. This ESA concludes that the original findings of the One Horton Heath ES remain valid.

Appendices

Appendix 1

ESA3 Chapter 6 – Socio Economics

Appendix 2

ESA3 Chapter 7 – Air Quality and supporting technical appendices (Appendices 7.1 – 7.3)

Appendix 3

ESA3 Chapter 8 – Traffic and Transport

Appendix 4

ESA3 Chapter 9 – Built Heritage

Appendix 5

ESA3 Chapter 10 - Biodiversity

Appendix 6

ESA3 Chapter 11 – Hydrology

Appendix 7

ESA3 Chapter 12 – Noise and Vibration and supporting technical appendix (Appendix 12.1)

Appendix 8

ESA3 Chapter 13 – Landscape and Visual Impacts and supporting technical appendix (Appendix 13.1)

Peter Warren
Associate Director

+44 (0) 23 8071 3905

Mountbatten House
1 Grosvenor Square
Southampton
SO15 2BZ

