

Environmental Impact Assessment (EIA)
Screening Report
Fair Oak, Mortimers Lane

October 2024

Turley

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1. Introduction

- 1.1 Turley is acting on behalf of Bloor Homes (the 'Applicant') who are preparing to submit an outline planning application for up to 250 residential dwellings, a community / retail facility, public open space, access, and landscaping (the 'Proposed Scheme') located on land to the east of Fair Oak, Eastleigh (the 'Site').
- 1.2 The Site is approximately 11.1 hectares (ha) and currently comprises two pasture fields divided and bounded by mature hedgerows and scattered mature hedgerow trees. The Site is defined on **Figure 1**.
- 1.3 This Environmental Impact Assessment (EIA) Screening Report has been prepared in order to obtain a Screening Opinion from Eastleigh Borough Council (EBC) in accordance with Part 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)¹ (the 'EIA Regulations').
- 1.4 In accordance with Regulation 6, Paragraph 2 of the EIA Regulations, this report includes the following information:
- A plan sufficient to identify the land (see **Figure 1**);
 - A description of the location of the development, including in particular;
 - A high level description of the physical characteristics of the development and, where relevant, of demolition works (set out within **Section 2**);
 - A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected (see **Section 3**);
 - A description of the aspects of the environment likely to be significantly affected by the development (set out within **Section 6**);
 - To the extent of the information is available, a description of any likely significant effects of the development on the environment resulting from;
 - The expected residues and emissions and the production of waste, where relevant (see **Section 6**);
 - The use of natural resource, in particular soil, land, water, and biodiversity (see **Section 6**); and
 - Such other information or representations as the person making the request may wish to provide or make, including any features of the development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment (see **Section 6**).

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). SI No. 571.

- 1.5 Furthermore, this report has been prepared in line with Regulation 6, Paragraph 4 (including criteria set out in Schedule 3) of the EIA Regulations and covered the following steps:

Identification of the characteristics of the development (**Section 2**)



Identification of the characteristics of the Site and surrounds (**Section 3**)



Taking into account the characteristics of the development and the Site and surrounds, identification of how Schedule 1 or 2 of the EIA Regulations applies (**Section 4**)



An explanation of how the Proposed Scheme has been appraised within this report and how this report sets out the consideration of likely environmental effects and in-combination effects (**Section 5**)



An appraisal of whether there will be any likely environmental effects, including the identification of any plain or easily achievable mitigation to avoid significant effects (**Section 6**)



An appraisal of whether there will be any likely in-combination effects (**Section 7**)

- 1.6 Where, through the appraisal of likely environmental effects, mitigation has been identified, this has been collated and set out within a Schedule of Mitigation, provided in **Appendix 1**.
- 1.7 As such, the information provided within this report is considered sufficient to inform EBC's Screening Opinion, in accordance with Regulation 6, Paragraph 2 of the EIA Regulations.

2. Characteristics of the Proposed Scheme

Boundary

- 2.1 The EIA Screening Report has been based upon the Site boundary defined within **Figure 1**, which accounts for all temporary and permanent works associated with the Proposed Scheme. This ensures any appraisal of environmental effects accounts for all aspects of the Proposed Scheme.

Overview of Site Preparation

- 2.2 Construction access, routing and movements will be agreed with EBC prior to construction as part of a Construction Environmental Management Plan (CEMP). At this stage, it is anticipated that construction access will be obtained from Mortimers Lane (B3073) to the north via a new vehicular access point that will be created early in the construction stage, and then used as a primary construction access, before becoming the permanent access for operation. Prior to the creation of this access, it is intended to use the existing farm access gate off Mortimers Lane
- 2.3 Peak construction is anticipated to generate approximately 6 two-way daily large vehicle movements that will arrive / depart to the north via Mortimers Lane for dispersion either east / west.
- 2.4 It is envisaged that temporary fencing/hoarding will be erected around the perimeter of the Site at the outset of construction.
- 2.5 Prior to the commencement of construction works, all the necessary diversions and capacity upgrades (if required) of utilities will be completed prior to connection. It is assumed these works would be undertaken by the relevant district network operator (or their appointed contractor) and therefore do not form part of the Proposed Scheme.
- 2.6 The Site consists of multiple fields that largely comprise of improved grassland bounded by hedgerows, treeline, and woodland edge habitat. The majority of the Site will be cleared at the outset of the construction stage with the removal of the improved grassland to enable development. Furthermore, to facilitate the creation of the primary access point, areas of hedgerows and some trees will require removal to the north of the Site. This comprises partial removal of a low category tree and a category U tree. Removals within the Site are minimal and comprise a partial removal of a low category tree, for the main access road and partial removal of two moderate quality trees. However, where possible, as part of the Landscape Strategy boundary hedgerows and trees will be retained and enhanced. Where such features are retained, appropriate protective measures (i.e. protective fencing or construction exclusion areas) will be put in place to ensure no damage occurs.
- 2.7 To obtain appropriate development plateau levels, there will be both areas where levels will reduce (areas of cut) and areas where the level will increase (areas of fill). Due to the Site consisting primarily of improved grassland, there will be a need to strip topsoil, a proportion of which will be retained and reused on-site for areas of strategic

landscaping, however, any surplus of topsoil removed from the Site for resale rather than waste.

- 2.8 A Phase 1 Geo-Environmental Assessment² has been completed on the Site that has shown the Site has remained undeveloped but localised soil-based contamination to exist at the Site given the Sites previous agricultural use. There is also the potential for contamination to exist due to migration of contaminants from off-site sources (the four former landfill sites within 500m of the Site). Ground gases is identified as a moderate risk due to the presence of nearby former landfill sites to the south and west of the Site. A Ground Gas Risk Assessment³ has subsequently been completed that determined that the Site does not require gas protection measures. Nevertheless, prior to construction, an intrusive investigation will also be completed to determine any extent of contamination or other unexpected below-ground obstacles. If unexpected contamination is encountered, appropriate remedial measures will be undertaken under construction-specific method statements.
- 2.9 It is assumed that local excavation and trenching works will be required to install services, drainage runs and shallow foundations for structures. It is assumed that conventional strip / shallow foundations will be a suitable solution to support the proposed structures. Basements are not proposed as part of the Proposed Scheme.
- 2.10 Welfare facilities and other temporary infrastructure required (i.e. Site Compound, material laydown/storage etc.) will be set up at a designated location within the Site, as determined by the appointed contractor.
- 2.11 Construction working hours would be 08:00 to 18:00 Mondays to Fridays; 09:00 to 13:00 on Saturday; and it is anticipated that there will be no construction on Sundays or Bank Holidays in line with EBC guidance⁴.

Development Principles

- 2.12 The Proposed Scheme is for up to 250 residential dwellings (C3), a 500sqm community / retail facility, public open space, landscaping and access.
- 2.13 The maximum height of the buildings on Site will be up to 3 storeys (12.0m above floor level (AFL)) for the proposed dwellings.
- 2.14 One operational access point in the form of a bellmouth junction with a ghost island right turn lane will serve the Site at the northern Site boundary, from Mortimers Lane (B3073) that will also provide a continuous pedestrian connection west towards Fair Oak. Internal roads within the Site will lead off this single access point.
- 2.15 Car parking will be provided as part of the Proposed Scheme in line with EBC Residential Parking Standards. Approximately 15 car parking spaces will be provided as

² Desk Study Report. Land South of Mortimers Lane, Fair Oak, Hampshire. Geo-Environmental Ltd Feb 2023.

³ Ground Investigation Report. Land South of Mortimers Lane, Fair Oak, Hampshire Sept 2023

⁴ Southampton and Eastleigh Building Control Partnership Eastleigh Development Control. Considerate Builders Advice Note

part of the community / retail facility. A number of off site pedestrian and cycle improvements on Knowle Lane and B3354 (i.e widening of the existing footway to accommodate a shared use facility, crossing facilities for cyclists etc)⁵ will also be undertaken.

- 2.16 The proposed drainage strategy for the Site will be designed to restrict the discharge of surface water to an equivalent greenfield QBAR runoff rate which is equivalent to 5.65 l/s per hectare of developable area. Given the underlying ground conditions on Site (clayey soils), it is anticipated the Site will not be suitable for infiltration and therefore the most appropriate method for the discharge of water is via an outfall to the existing surface water ditches and streams at the boundaries of the Site. A Sustainable Urban Drainage System (SuDS) will be used to control and slow runoff leaving the Site to the restricted level. This will include features such as open swales and attenuation basins and treat run-off.
- 2.17 Waste streams generated by the Proposed Scheme during operation will primarily comprise residential waste (e.g. recyclables, food waste etc) with a small portion of green waste. It is anticipated that waste will be collected and disposed of in line with EBC policy and existing practice using licensed waste contractors.
- 2.18 Structural planting will form a large part of the landscape strategy for the Site which will comprise: tree planting; SuDS features, public open space; play areas; and the retention of existing features.
- 2.19 The Proposed Scheme includes a number of biodiversity measures and enhancements, including the retention and buffering of green corridors to maintain green connectivity across the Site; the provision of SuDS features, designed to benefit biodiversity through appropriate design, planting and management; and the creation of other ecologically valuable habitats such as species-rich wildflower grassland, scrub and trees within areas of informal green open space.
- 2.20 Bat and bird boxes will be installed on suitably mature trees and integrated into new buildings (where appropriate). A wildlife-sensitive lighting scheme will be implemented to minimise the effects of artificial lighting on commuting and foraging bats and other nocturnal wildlife. There will also be hibernacula creation for the benefit of reptiles, amphibians and invertebrates.
- 2.21 All future lighting installations will be designed to maintain a good level of illuminance across the Site, minimising dark areas and creating a safe environment whilst avoiding light pollution and light spill to surrounding areas. All lighting will be installed in line with relevant standards and guidance⁶.

⁵ Full details are yet to be agreed with the highways authority (Hampshire County Council)

⁶ 2013 – Code of Practice for the Design of Road Lighting; BS EN 13201-2:2015 – Road Lighting – Part 2: Performance Requirements; BS EN 12464 – 2 2014 – Outdoor Work Spaces; SLL Guide to Limiting Obtrusive Light 2012; SLL Lighting Handbook 2009; LG 6 (CIBSE) – The Exterior Environment 2016; and ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.

Operational Hours

2.22 Being residential led in nature, the Proposed Scheme will be operational 24/7.

Timescales

2.23 Construction is anticipated to commence on Site in late 2025, subject to gaining planning permission. It is anticipated work will take approximately 4 years and be completed in 2029.

3. Characteristics of the Site and Surrounding Area

Location and Setting

- 3.1 The Site comprises two pasture fields divided and bounded by mature hedgerows and scattered mature hedgerow trees.
- 3.2 The Site is bound: to the north by the B3037 / Mortimers Lane; to the east by agricultural land; to the north-east by Mortimers Farm and associated buildings; to the south by a small parcel of woodland; and to the west by residential development.
- 3.3 In the wider context, the surrounding area comprises agricultural land to the north; East Horton Golf Club and course to the east / south; agricultural land to the south; and residential development and logistics service building to the west.

Historic Land Use

- 3.4 The 1863 Ordnance Survey (OS) map⁷ records the Site as agricultural land, similar in layout to how it is seen presently. Mortimer's Farm is also noted to be adjacent to the Site. East Horton Farm is located (now East Horton Golf Club and parking) just to the south-east. A sandpit is located to the south-west of the Site.
- 3.5 In the wider context, the 1863 mapping suggests areas north and west of the Site were heavily wooded. The map shows Mortimers Lane following its current, present-day alignment.
- 3.6 Mapping from 1907 to the 1960s⁸ notes that whilst there are no changes to the Site and the immediate surroundings, areas to the west are shown to have been developed with more buildings along Mortimers Lane. The map also shows a 'piggery' just outside the Site to the west. A footpath, similar to the present-day footpath to the east of the Site is also recorded.
- 3.7 Later imagery from 2000 shows more buildings near to the Site with the East Horton Golf Club to the south / south-west. The piggery has since been demolished. Pembers Hill Playground is seen to the west. Google imagery from 2015-18 shows areas to the west (including a part of Pembers Hill Playground) cleared to make way for the residential properties on Pembers Hill Drive.

Summary of Key Characteristics of the Site and Surrounding Area

- 3.8 **Table 3.1** provides a summary of the key characteristics of the Site and surrounding area and any notable sensitive receptors on a technical topic by topic basis.

⁷ Hampshire & Isle of Wight Sheet LVIII. Surveyed: 1863, Published: 1871.

⁸ SU51NW – A. Surveyed / Revised: Pre-1930 to 1961, Published: 1962.

Table 3.1: Summary of Key Characteristics of the Site and Surrounding Area

Technical topic	Summary
Transport and Access	• The Site is currently accessed via Mortimers Lane / B3037, which is currently gated. The B3037 provides connections to Fair Oak to the west and Lower Upham to the east; • The northern portion of the western boundary of the Site is adjacent to a private road named Pembers Hill Drive. To the east of the Site (circa 5m at the closest point), a private, unnamed road connects the B3037 to the East Horton Golf Club. The B3037 connects with the B3354 to the west at Fair Oak. To the east, the B3037 connects to Winchester Road / B2177 at Lower Upham; • No Public Rights of Way (PRoWs) are located within the Site. A footpath (name: 085 17/1) is located 35m north of the Site, just beyond Mortimers Lane. Another footpath (name: 013 4/1) is also situated approximately 160m north-east of the Site. No National Cycle Network (NCN) routes are located in proximity of the Site; • Bus stops are located nearby, the closest (Bradshaw Close) located 440m west of the Site along the B3037. Buses along this route provides frequent services to Fareham and Waltham Chase. Other bus stops within a 1km radius provides services to Winchester, Eastleigh and Southampton; • The nearest railway stations are located at Hedge End (approximately 3.6km south) and Eastleigh Railway Station (located 4.6km west of the Site). Trains at the station provide connections to Portsmouth and London. • Southampton Airport is located approximately 5.45km south-west of the Site.
Air Quality	• The Site is not within any Air Quality Management Area (AQMA). The nearest AQMA is located near Eastleigh, located approximately 4.4km west of the Site; • The main source of air emissions is likely to be from vehicles using B3037 / Mortimers Lane and the ongoing construction of developments to the east and south; • According to the 2023 Air Quality Annual Status Report (ASR)⁹, mapping shows the closest diffusion tubes located within 2km of the Site (BOT, FORSL and WYV) have recorded 23.9 µg/m³, 23.6 µg/m³ and 21.1 µg/m³ in 2023,

⁹ Eastleigh Borough Council (2023). 2023 Air Quality Annual Status Report (ASR). March 2024. Available at: <https://www.eastleigh.gov.uk/media/14253/annual-air-quality-report-2023.pdf> [Accessed 23/07/24].

Technical topic	Summary
	respectively. This is well below the air quality objective level (AQOL) of 40 µg/m³; - The UK Emissions Interactive Map¹⁰ provides estimates of NO₂ and particulate matter (PM) at the Site (using 1km² grid cells), within the following concentrations: 10.3µg/m³ for NO₂ (AQOL 40 µg/m³); 11.97µg/m³ for PM₁₀ (AQOL 40 µg/m³); 7.19µg/m³ for PM_{2.5} (AQOL 25 µg/m³); and - Air quality pollutant concentrations are expected to reduce further over the coming years due to the uptake of electric vehicles and the phasing out of fossil fuel combustion sources.
Odour	Potential odour sources surrounding the Site include the Fair Oak Household Waste Recycling Centre (175m south west); the active leachate management at Fair Oak landfill site (80m south); and the potential landfill surface emissions at the closed Fair Oak landfill site (100m south).
Noise and Vibration	- The existing noise environment at the Site is anticipated to be influenced mainly by road traffic noise and other general urban background activities (associated with the nearby residential areas, farmhouses and business park to the south west) and nearby construction works; and - In October 2024, noise monitoring was completed at the northern, and southern boundaries of the Site with spot check measurements taken from the centre of the Site. Typical daytime LAeq,16hour (07.00 to 23:00 hours) sound levels at the northern boundary were 63 dB and typical night-time LAeq,8hour (23.00 to 07.00 hours) sound levels were 54 dB. At the southern boundary typical daytime LAeq,16hour (07.00 to 23:00 hours) sound levels at the northern boundary were between 45 and 57 dB and typical night-time LAeq,8hour (23.00 to 07.00 hours) sound levels were between 39 and 48 dB.
Socio-Economics and Human Health	- The Site is situated within EBC's administrative area. According to the 2021 census data, the working population of Eastleigh (ages 16-64) was 83,900¹¹ (61.2% of the population); - The data also notes that <i>Wholesale And Retail Trade; Repair Of Motor Vehicles And Motorcycles</i> sector employed the

¹⁰ UK Emissions Interactive Map (n.d). National Atmospheric Emissions Inventory. Available at: <https://naei.beis.gov.uk/emissionsapp/>. [Accessed 07/12/23].

¹¹ Nomis (2022) Labour Market Profile – Basingstoke and Deane [online]. Available at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157300/report.aspx?town=basingstoke> [Accessed 10/11/23].

Technical topic	Summary
	most people (11,000; 16.4%), followed by the <i>Professional, Scientific And Technical Activities</i> (17000; 10.4%); • The closest General Practitioner (GP) surgery and medical centre to the Site is Stokewood Surgery (located 1.9km west), which is noted to be accepting new patients; and • The closest primary school to the Site is Fair Oak Infant School whilst the nearest secondary school is Wyvern College, both located approximately 1km south-west of the Site.
Biodiversity	• South Downs National Park is located 1.46km north-east of the Site; • In the wider area, the statutory ecological designations are located within a 5km radius include River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), located 3.3km east; and Moorgreen Meadows SSSI, located 4.3km south-west; • The Site falls within a 15km Zone of Influence (Zoi) of the following European/international designated sites: The River Itchen SAC; the Solent Maritime SAC; Solent & Southampton Water SPA and Ramsar Site; Portsmouth Harbour SPA and Ramsar Site; and Emer Bog SAC; • The Site is located within the River Itchen SSSI Impact Zone; • Land at Knowle Lane, Fair Oak Local Wildlife Site (LWS) is located immediately adjacent the southern boundary. Other non-statutory designations within 0.5km of the Site include the following: – Knowle Lane Open Space LWS; – Moplands Copse LWS; – Gore Copse LWS; – Dunley Copse LWS; – Knowlehill Copse LWS; and – Tippers Copse LWS. • Ancient Woodland is located 380m south-west of the Site; • The Site itself is almost exclusively comprises improved grassland, noted to be '<i>of negligible intrinsic value</i>'. A hedgerow, considered to be of '<i>local level intrinsic nature conservation value</i>' borders the northern boundary of the Site and supports a moderate range of species and two semi-mature trees. A mature tree line (of '<i>only site level value</i>') intersects the grassland within the northern portion of the Site; • A drainage ditch flows west to east along the southern boundary of the Site;

Technical topic	Summary
	• The desk study returned a record of Purple Moor Grass and Rush Pasture Priority Habitat immediately adjacent to the southern boundary of the Site (associated with the Land at Knowle Lane, Fair Oak LWS) and Broadleaved Woodland Priority Habitat to the immediate south and east of the Site; • Information from the Hampshire Biological Information Centre (HBIC) noted records of bat species at locations in close proximity to the Site and it is likely that the species will utilise the Site. A number of potential bat roosts have been identified with mature trees at the Site field boundaries, and trees with roosting bat potential have been identified within and immediately adjacent to the Site boundary; • The habitats within the Site are considered to offer suitable foraging and sett building opportunities for badger, nesting birds and common and widespread invertebrates. Surveys also show no evidence of dormice; and • Six ponds are also located within 250m of the Site boundary and could support great crested newts.
Archaeology	• An Archaeology and Heritage Baseline Assessment has been completed for the Site¹². The Site is considered to have potential to contain unknown archaeological remains of significance (of no more than moderate value), although only for prehistoric archaeology. For all other periods, the Site is likely to have a low potential for the presence of significant non-designated archaeological remains, preserved as below-ground features and deposits.
Built Heritage	• No designated heritage assets (e.g. Scheduled Monuments, World Heritage Site, Listed Buildings, Registered Battlefields or Registered Parks and Gardens) are located within the Site; • There are five listed buildings in the immediate nearby vicinity, the closest being Mortimers Farmhouse, Granary to West of Mortimers Farmhouse, and Barn to South West of Mortimers Farmhouse located approximately 105m north-east of the Site (both associated with Mortimers Farm Complex). Additionally, East Horton Farm House, and Barn to South East of East Horton Farmhouse are located circa 180m south-east of the Site (both buildings are associated with Horton Farm);

¹² Archaeology and Heritage Baseline Assessment. Mortimers Lane, Fair Oak. November 2023 (edp7852_r006b).

Technical topic	Summary
	• The Archaeology and Heritage Baseline Assessment undertaken as part of the Application notes that the Site does not contain any non-designated buildings of historic interest, as recorded on the Hampshire HER, but there are nine Historic Buildings nearby. This includes Barn 55m ESE of Mortimers Farmhouse (located circa 105m north-east and associated with Mortimers Farm Complex), and Barn 20m NW of Horton Farmhouse (located circa 200m south); • The nearest Scheduled Monument is located 1.6km north of the Site; and • No Conservation Areas are located within 3km of the Site.
Landscape and Visual	• As noted in the 'Biodiversity' section, South Downs National Park is located 1.46km north-east of the Site; • The Site is located within the National Character Area: Hampshire Downs (NCA 130¹³); • The Site is within Hampshire Integrated Character Assessment Landscape Character Area (LCA) the Forest of Bere West LCA 2e; • The Site is within LCA 7 Bishopstoke – Fair Oak Wooldand and Farmland and 8 Knowle Hill Farmland and Woodland of the Eastleigh Borough Landscape Character Assessment; • The Site is within Landscape Character Type: Lowland Mosaic Small Scale of the Hampshire Integrated Character Assessment. • The Landscape and Visual Note¹⁴ prepared for the Application notes that the Site is '<i>visually contained, and heavily influenced by the adjoining settlement edges</i>', and '<i>particularly the southern area, due to the lower lying topography in which it lies, and the tall, mature tree lined boundaries that form a dense screen</i>'.
Water Environment and Flood Risk	• The Environment Agency Flood Map¹⁵ (flood risk from rivers and seas) shows that the Site is located within Flood Zone 1 which has a low probability of flooding (defined as 'land having a less than 1 in 1,000 annual probability of river or sea flooding'); • Mapping also notes that a majority of the Site has very low risk of surface water flooding, with a low – medium risk of surface water flooding along the southern boundary, with part of the northern boundary also shown to have a low risk;

¹³ Natural England (2014). NCA Profile:130. Hampshire Downs (NE549). Available at: <https://publications.naturalengland.org.uk/publication/6738147345956864?category=587130>

¹⁴ Landscape and Visual Note. Land at Mortimers Lane, Fair Oak. Ref: edp7852_r010_131123.

¹⁵ Available at: <https://www.gov.uk/check-long-term-flood-risk> [Accessed 10/11/23].

Technical topic	Summary
	- The Flood Risk and Drainage Pre-application Technical Note¹⁶ reports a generally steep and sloping topography of the Site towards the low-lying southern areas, and the general low permeability of the underlying soils. The high groundwater readings observed in the southern part of the Site are a result of surface water run-off saturating poorly draining soils rather than a rising water table emerging through the ground surface; - Two ponds (one associated with the Land at Knowle Lane, Fair Oak LWS) are located just south of the Site. A third pond is located just outside the boundary in the north-east corner; and - The Site is not located within a Source Protection Zone (SPZ).
Ground Conditions and Contamination	- No Geological Sites are located within / near to the Site; - A Desk Study Report¹⁷ has been completed on the Site which identified there being a potential for localised soil-based contamination to exist at the Site given the Sites previous agricultural use. There is also the potential for contamination to exist due to migration of contaminants from off-site sources (the four former landfill sites within 500m of the Site). - The Aquifer Designation Map notes that parts of the Site towards the north is a 'Secondary A' bedrock geology with no Superficial Drift aquifer noted. - The Soilscape of the Site is noted to be a mix of 'slightly acid loamy and clayey soils with impeded drainage' and 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'; - A landfill (Knowle Lane / labelled as 'Fairoak Landfill') is located just south-west / south of the Site; and - The Site lies in an area of elevated radon potential radon area (where 3-5% of homes are estimated to be at or above the Action Level). - The Site is identified as being of a moderate risk to ground gas / vapours due to the presence of nearby former landfill sites to the south and west of the Site.
Agriculture and Soils	An Agricultural Land Classification and Soil Resources study¹⁸ has been completed on Site. 72% of the Site

¹⁶ Pre-Application technical Note Flood Risk and Drainage (Glanville 2023).

¹⁷ Desk Study Report (GE21215/DSR/FEB23). Land South of Mortimers Lane, Fair Oak, Hampshire, SO50 7HN (Geoenvironmental Services Ltd, 2023)

¹⁸ Agricultural Land Classification and Soil Resources, Land South of Mortimers Lane, Fair Oak. Reading Agricultural Consultants January 2024

Technical topic	Summary
	comprises non best and most versatile land (BMV) Grade 3b (moderate quality land). The remainder of the Site (28%) comprise Grade 3a BMV land (good quality land).
Artificial Lighting	There are no sources of lighting currently present within the Site. No lighting assessment has been completed for the Site, however, the lighting environment of the Site is anticipated to be E2 ('Low district brightness areas') due to the absence of lighting on Site but the presence of lighting in the immediate vicinity (i.e street lighting on Pembers Hill Drive to the west and industrial premises to the south west).
Major Accidents and/or Disasters	- The HSE's Planning Advice Web App notes that the Site is not located (or within the vicinity of) within a HSE Consultation Zone Site; - No COMAH sites¹⁹ are located with a 3-mile radius; and - UXO Mapping²⁰ notes that the Site has a 'low' UXO bomb risk.
Climate Change	Given the existing use of the Site (i.e. agricultural land), there will likely be minimum greenhouse gas emissions (GHG).
Waste and Resources	As there are limited existing uses on-Site, the Site is anticipated to generate no waste.

¹⁹ COMAH (2015). COMAH Public Information. Available at: <https://notifications.hse.gov.uk/COMAH2015/Search.aspx> [Accessed 07/12/23].

²⁰ ZeticaUXO (n.d.). Risk Maps. Available at: <https://zeticauxo.com/downloads-and-resources/risk-maps/> [Accessed 10/11/23].

4. Schedule of the Proposed Scheme

- 4.1 In line with the EIA Regulations, the Proposed Scheme has been appraised against the development descriptions contained within Schedule 1 and Schedule 2.
- 4.2 Based on the characteristics of the Proposed Scheme (**Section 2**), it is not considered that the Proposed Scheme would constitute Schedule 1 development.
- 4.3 As established in **Section 3**, the Site is not located within a 'Sensitive Area'²¹, within the meaning of the EIA Regulations. The thresholds set out within Schedule 2 should therefore be considered.
- 4.4 Following an appraisal against Schedule 2 of the EIA Regulations, the Proposed Scheme could be considered to fall under Schedule 2, 10(b)(ii): 'urban development projects' as the quantum of housing (up to 250) exceeds the 150 dwelling threshold under 10(b)(ii) and 10(b)(iii) in that the Site is over 5ha in size.
- 4.5 As outlined within the EIA Regulations and Planning Practice Guidance (PPG), the exceedance of the threshold/criteria does not automatically determine that the Proposed Scheme is 'EIA Development', but rather that the *"...proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required"*²².
- 4.6 The selection criteria for Schedule 2 development are detailed within Schedule 3 of the EIA Regulations and are as follows:
- Characteristics of development;
 - Location of development; and
 - Types of characteristics of the potential impact.
- 4.7 The characteristics of the Proposed Scheme were set out in **Section 2** and the location of the Site in **Section 3**. The following sections consider the types and characteristics of the potential impact, termed as an appraisal of likely environmental effects.

²¹ Sites of Special Scientific Interest (SSSI), European Sites (i.e. Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar); National Parks, the Broads, Areas of Outstanding Natural Beauty; World Heritage Sites and Scheduled Monuments.

²² Planning Practice Guidance Paragraph: 017 Reference ID: 4-017-20170728.

5. Approach

Appraisal of Likely Environmental Effects

- 5.1 The appraisal of likely environmental effects, set out within **Section 6**, has been based on baseline information presented within **Section 3** and has considered likely environmental effects arising from the Proposed Scheme, as detailed within **Section 2**. The appraisal has focused on environmental effects and whether any of these are considered '*likely*' and '*significant*' at receptors.
- 5.2 In accordance with Regulation 4, Paragraph 2 (and expanded on in Schedule 4, Paragraph 4) of the EIA Regulations the following environmental 'factors' have been considered:
- Population and human health;
 - Biodiversity;
 - Land, soil, water, air and climate;
 - Material assets, cultural heritage and the landscape; and
 - The interaction between the above factors.

Mitigation

- 5.3 Regulation 6, Paragraph 2(e) allows for the discussion and identification of project specific measures to avoid and/or prevent significant adverse environmental effects, specifically stating;
- "A person making a request for a screening opinion in relation to development where an application for planning permission has been or is proposed to be submitted must provide the following-...*
- ...(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment"*.
- 5.4 As part of this appraisal, mitigation measures have only been considered if they are specific, easily achievable and if there is a high degree of confidence in their effectiveness and implementation.
- 5.5 As such, as part of the review of likely environmental effects set out in **Section 6**, measures have been considered in order to mitigate the environmental effects associated with the Proposed Scheme. Where mitigation has been identified at this stage, this has been clearly identified for the benefit of EBC with the use of a reference system within the text whereby the prefix links to the technical topic as defined in **Table 5.1**. The prefix is followed by a numerical system depending on the amount of

mitigation proposed (i.e. T1, T2). This excludes mitigation relating to the Construction Environmental Management Plan (CEMP) that incorporate measures that cross a number of topic areas and have the prefix of ‘CM1’.

Table 5.1: Mitigation Prefix Glossary

Prefix	Technical Topic
‘TA’	Transport and Access
‘AQ’	Air Quality
‘NV’	Noise and Vibration
‘SE’	Socio-Economics and Human Health
‘BD’	Biodiversity
‘WE’	Water Environment and Flood Risk
‘GC’	Ground Conditions and Contamination
‘AG’	Agriculture and Soils
‘AR’	Archaeology
‘BH’	Built Heritage
‘LV’	Landscape and Visual
‘AL’	Artificial Lighting
‘MD’	Major Accidents and/or Disasters
‘CC’	Climate Change
‘WR’	Waste and Resources

- 5.6 The reference system stated above links to the Schedule of Mitigation (**Appendix 1**) that contains a summary of all mitigation identified to date²³.

Appraisal of In-Combination Effects

- 5.7 In line with Schedule 3 of the EIA Regulations, the “*cumulation of the impact with the impact of other existing and/or approved development*” has also been taken into consideration and is set out in **Section 7**.
- 5.8 To identify “*existing and/or approved development*” (‘Cumulative Projects’) for consideration of in-combination effects with the Proposed Scheme, a review of the EBC’s planning portal²⁴, Winchester City Council’s planning portal²⁵; Nationally

²³ In accordance with IEMA’s 2015 guidance ‘Shaping Quality Development’, primary (inherent), secondary (foreseeable) and tertiary (inexorable) mitigation has been considered.

²⁴ Eastleigh Borough Council Planning Register. Available at: <https://planning.eastleigh.gov.uk/s/public-register>.

²⁵ Winchester City Council Planning. Available at: <https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>.

Significant Infrastructure Project (NSIP) register²⁶, Transport and Works Order Act application register²⁷ and Parliament Hybrid Bill registers²⁸ has been undertaken.

5.9 This review took into consideration the geographical extent and temporal scope of the effects associated with the Proposed Scheme and those from Cumulative Projects to determine whether in-combination effects are likely and warrant consideration as part of this report. The search has been based on the following criteria:

- Applications submitted within the last 5 years²⁹;
- Projects within 2km of the Site;
- Submitted applications not yet determined but which have the potential to be determined prior to the determination of the application for the Proposed Scheme;
- Applications with a resolution to grant planning permission;
- Refusals subject to appeal procedures not yet determined;
- Approved applications either under construction or not yet implemented; and
- Projects of a relevant scale (e.g. NSIPs, Schedule 1 and 2 development³⁰).

5.10 Projects identified, which met these criteria have been considered against the following points (where sufficient information allows):

- Is there or is there likely to be a concurrent construction or operational stage with the Proposed Scheme?
- Is there potential that the Proposed Scheme shares common sensitive receptors with the identified Cumulative Projects?

5.11 The list of Cumulative Projects identified for appraisal is outlined in **Section 7**.

5.12 At present, there is no widely accepted methodology or best practice for the assessment of cumulative effects (especially at the EIA Screening stage). Therefore, in order to determine the likelihood of possible in-combination effects, a high-level appraisal has been completed, the result of which is set out in **Section 7**.

5.13 The appraisal identifies the potential for in-combination effects using receptors categories, defined by the 'factors' categories outlined in Regulation 4, Paragraph 2 (expanded on in Schedule 4, Paragraph 4) of the EIA Regulations. The appraisal is not a complete in-combination assessment nor does it define if the in-combination effect(s) is significant; rather it identifies where a potential in-combination effect may be

²⁶ <https://infrastructure.planninginspectorate.gov.uk/projects/>

²⁷ <https://www.gov.uk/government/collections/twa-inspector-reports-and-decision-letters>

²⁸ <https://infrastructure.planninginspectorate.gov.uk/projects/>

²⁹ It is assumed applications submitted prior to this has been built out and operational.

³⁰ As listed in the 2017 EIA Regulations, as there is a potential for 'likely significant effect(s)' to occur.

present between the Proposed Scheme and the identified Cumulative Projects. In order for there to be a potential in-combination effect, there needs to be more than one potential effect on the same receptor at the same time.

- 5.14 In **Table 7.2**, where a potential in-combination effect between the Proposed Scheme and a Cumulative Project is considered to be possible this has been identified with (✓). In contrast, where a potential in-combination effect is considered unlikely, this has been identified with a cross (X). Where it is uncertain if a potential in-combination effect is likely, this has been identified with a question mark (?). Where there is a potential in-combination effect (✓) or where there is uncertainty (?) a qualitative appraisal has been undertaken.

6. Appraisal of Likely Environmental Effects

Preliminary Appraisal

- 6.1 Given the nature of the Site and the Proposed Scheme, a number of environmental effects are considered to be 'not significant' due to an absence of receptors or are not considered relevant to the Proposed Scheme. Such effects and reason for their exclusion are listed below.

Transport and Access

Increased demand on public transport

- 6.2 The Fair Oak area is served by various bus services. The nearest bus stop to the Site is located approximately 440m west of the Site and is served by bus no. 69 (operated by Stagecoach) and school bus no. 407 (operated by Xelabus). There are further bus services located in Fair Oak village centre where buses are operated by Bluestar (no. 2 & 3) and Xelabus (no. 502 (School bus), X9, X15 and X17), providing easy access to nearby towns and Southampton. Future residents therefore have ample public transport provision to nearby towns in proximity of the Site. Furthermore, given the scale of the Proposed Scheme (up to 250 dwellings) this is not considered to generate a demand for public transport above existing services or lead to capacity issues and is not considered to be significant.

Changes to pedestrian and cycle movements during operation

- 6.3 As part of the proposed operational access, there will be the provision of a continuous pedestrian footway connection west towards Fair Oak to enable future site users to access services and amenities provided within the town centre. Furthermore, the surrounding road network has sufficient space to accommodate both cyclists and vehicles to use the carriageway simultaneously. Effects are therefore considered to be beneficial but not significant.

Air Quality

Exposure of new residents to existing poor air quality

- 6.4 As stated in **Section 3**, the Site is not located within an AQMA and the closest NO₂ monitoring to the Site undertaken by EBC (WYV) located approximately 1km west of the Site is 23.6µg/m³ in 2022 which is well below the air quality objective level (AQOL) of 40 µg/m³. The UK Emissions Interactive Map provides estimates of particulate matter (PM) at the Site (using 1km² grid cells) which is recorded at the following concentrations 11.97µg/m³ for PM₁₀ and 7.19µg/m³ for PM_{2.5}. This is well below the AQOL's of 40µg/m³ and 25µg/m³ respectively.

Built Heritage

Direct loss and / or damage to above ground heritage assets during construction and operation

- 6.5 As stated in **Section 3**, there are no designated heritage assets within the Site. The closest heritage asset is Mortimer's Farmhouse Grade II Listed Building located directly

adjacent to the Site. However, sufficient distance will be maintained between this asset and the construction works such that no direct loss / damage will be experienced.

Socio-Economics and Human Health

Changes to access to open space

- 6.6 The Proposed Scheme will not lead to the loss of existing open space land (as the Site is privately owned) and will likely improve future users access to open spaces as new / improved areas of public realm that will be provided as part of the Proposed Scheme. This is, therefore, beneficial but not considered to be significant.

Expenditure by new residents in the local economy

- 6.7 New residents of the Proposed Scheme will spend in the local economy. However, only 250 dwellings are proposed which will result in a benefit to the local economy, however, one that is not likely to result in a significant effect due to the scale of the Proposed Scheme.

Changes to economic productivity and creation of additional jobs

- 6.8 During construction the appointed contractor is unlikely to need to take on significant additional staff in order to complete the works, nor will the activities result in a noticeable induced effect on the local community. During operation, the 500m² of leisure/commercial space is likely to create a small number of jobs, however, considering the scale of the development, this is not considered to result in a noticeable change to economic productivity.

Biodiversity

Spread of non-native invasive plant species e.g. presence of Japanese knotweed

- 6.9 No invasive species were identified on Site.

Water Environment

Changes to groundwater recharge

- 6.10 The Proposed Scheme is not of a scale whereby it would significantly influence the recharge of groundwater sources locally.

Lighting

Increase in sky glow

- 6.11 The Proposed Scheme is for up to 250 dwellings and will form an urban extension to Fair Oak. Therefore, considering its scale, nature and location it is not considered there will be significant increase in the level of sky glow.

Daylight, Sunlight and Overshadowing

Changes to existing daylight and sunlight hours and levels of shadowing

- 6.12 The maximum height of the Proposed Scheme (3 storeys) is not considered to be a scale to reduce the level of daylight / sunlight of any surrounding receptors.

Wind

Changes to the existing wind microclimate conditions

- 6.13 The maximum height of the Proposed Scheme (3 storeys) is not considered to be a scale to increase wind microclimate to unacceptable conditions for surrounding receptors.

Major Accidents and / or Disasters

Major accidents on the local road network

- 6.14 The management of the road network and the enforcement of stringent safety standards reduce the risk, both in terms of the frequency and likelihood to a low level. In addition, the Proposed Scheme will deliver a pedestrian connection west towards Fair Oak. As such, pedestrian safety is considered to be well defined and controlled in line with standard highways requirements.

Major accidents associated with extreme weather event

- 6.15 The probability, frequency and likelihood of natural disasters arising from climatic / geological occurrences (i.e. hurricanes and earthquakes) are considered to be very low due to the natural climatic / geological conditions of the UK.

Major accidents associated with Unexploded Ordnance (UXO)

- 6.16 As stated in **Section 3**, UXO Mapping notes that the Site has a 'low' UXO bomb risk. Effects associated with UXO are therefore, not considered to be significant.

Table 6:1 Appraisal of Likely Significant Effects

* C = Construction; O = Operation

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
Transport and Access			
C	Changes to traffic flows on the local road network as a result of construction traffic	Drivers, pedestrians and cyclists	The 4-year construction stage of the Proposed Scheme will lead to a temporary increase of approximately 6 two-way HGV movements per day on Mortimers Lane. When compared to the thresholds set out in the IEMA Guidance³¹ this is not considered to be a significant increase. In order to reduce adverse impacts associated with construction traffic, the CEMP will include a Construction Traffic Management Plan (CTMP) [CM1] that will be prepared in line with best practice guidelines. Specifically, the CTMP will set out the following: • Proposed routing for all construction related traffic; • Management of all construction related traffic, including details of HGV Booking/management systems; • Delivery of large, oversized plant/machinery to the Site should take place outside of peak highway hours (where possible); and • Vehicular parking, within the Site only. Given the above, significant effects are not anticipated.
O	Changes to traffic flows on the local road network as a result of operational traffic	Drivers, pedestrians and cyclists	The Proposed Scheme is anticipated to generate approximately 1,523 Annual Average Daily Traffic Movements (AADT) car driver trips during the operational stage. In a 2029 (anticipated completion year) + Proposed Scheme and cumulative projects scenario, the greatest increase in traffic flows would be experienced at the following junctions: • Site Access / Mortimers Lane – 21.9% • Junction 15: Pembers Farm Avenue / Mortimers Lane – 17.6%

³¹ Threshold set out in IEMA's Environmental Assessment of Traffic and Movement (2023).

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			• Junction 14: Mortimers Lane / Knowle Lane – 15.0% • Junction 2: B3354 / Mortimers Lane – 8.2% • Junction 7: B3354 / Knowle Lane / Burnetts Lane – 4.7% The IEMA Guidelines (July 2023) set out rules for determining when highway links within the study area should be considered for detailed assessment: • Rule 1 Include highway links where traffic flows will increase by more than 30% (or the number of heavy goods vehicles will increase by more than 30%); and • Rule 2 Include highway links of high sensitivity where traffic flows have increased by 10% or more. As shown above, no links within the study area would be predicted to see an increase in traffic flows above the 30% threshold set out in Rule 1. There are three links where the traffic impact would be more than 10%, however Mortimers Lane is not considered to be of a high sensitivity. As such, it is considered that the impacts of operational traffic on severance, driver delay, pedestrian delay, pedestrian amenity, fear and intimidation and accidents and safety would not be significant. It is noted there will also be a provision of off-site pedestrian and cycle improvements on Knowle Lane and the B3354 [TA1], however, considering the beneficial effects of these works (i.e., widening footways, crossing facilities, tactile paving etc) this is not considered to change the conclusion presented above. As such, such effects are not considered to be significant. An Outline Travel Plan [TA2] will be produced which will set out measures to encourage public modes of transport as well as sustainable modes of travel such as walking and cycling, with the intention of minimising the impact of the Proposed Scheme on the highway network.
Air Quality			
C	Disturbance from dust and particulate matter generated by temporary on-site	Local community	There is potential for dust and particulate matter emissions associated with demolition and construction activities. Such emissions will be short-term and temporary effects and could be managed through the implementation of a CEMP [CM1], inclusive of a Dust Management Plan (DMP) which will

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
	construction activities and traffic		include dust management measures in line with appropriate guidance³². The DMP will include measures such as: • Providing screening for dust generating activities and covering any material stockpiles; • Implementation of a wheel washing system; and • Regular Site inspections and liaison with the local community. With such measures in place, construction dust and particulate matter emissions are considered unlikely to be significant.
C	Changes in air quality pollutant concentrations due to exhaust emissions from construction traffic generated by the Proposed Scheme	Residential properties	During the construction stage, the Proposed Scheme will result in approximately 6 additional two-way daily large vehicle movements, which in turn has the potential to temporarily increase pollutant concentrations (NO_x, NO₂, and PM₁₀) from exhaust emissions. However, as stated in Section 3, given the existing baseline conditions of the Site being well below the relevant annual mean NO₂ air quality objective level of 40 µg/m³, the temporary increase in traffic will not lead to an increase in emissions to an extent where this level is exceeded. Furthermore, as part of the CEMP, best practice measures will be undertaken in order to reduce vehicle emission on-Site (i.e., no idling vehicles) [CM1]. Therefore, given the above and with best practice measures in place, exposure to elevated pollutant concentrations from construction vehicle emissions are unlikely to be significant.
O	Changes in air quality pollutant concentrations due to exhaust emissions from operational traffic	Residential properties	During operation, the Proposed Scheme will result in an increase in 1,523 Annual Average Daily Traffic Movements (AADT) car driver trips per day which has the potential to increase pollutant concentrations (NO_x, NO₂, and PM₁₀) from exhaust emissions. As stated above, the existing baseline conditions of the Site are well below the relevant annual mean NO₂ air quality objective level of 40 µg/m³. As such, in accordance with the IAQM guidance a significant effect would only be experienced where an increase in 10% is experienced at nearby receptors (as the baseline level is 75% or less of the AQOL). This considered unlikely given the scale of the Proposed

³² IAQM Guidance on the Assessment of Dust from Demolition and Construction (2016) IAQM. Available at: <https://iaqm.co.uk/text/guidance/construction-dust-2014.pdf>

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
	generated by the Proposed Scheme		Scheme. An Outline Travel Plan [TA2] will be produced which will set out measures to encourage public modes of transport as well as sustainable modes of travel such as walking and cycling, with the intention of minimising air quality emissions associated with the Proposed Scheme. Therefore, given the changes to traffic as a result of the Proposed Scheme are limited and the low existing baseline air quality levels, effects related to changes in pollutant concentrations from traffic are unlikely to be significant.
O	Exposure to odour	Future users of the Site	As stated in Section 3, the presence of the Fair Oak Household Waste Recycling Centre; active leachate management facility at Fair Oak landfill site; and potential landfill surface emissions at Fair Oak landfill site can lead to odour emissions that cause disturbance to future Site users. An Odour Survey and Assessment³³ has been completed that undertook 3 field odour surveys on Site between 30th January 2024 and 26th March 2024. The assessment found that odour emission from the Fair Oak Household Waste Recycling Centre operations can be detected in a limited area in the southern portion of the Site at downwind locations adjacent to the Recycling Centre site. It is considered that the potential odour impacts from the operations of Fair Oak Household Waste Recycling Centre on the Proposed Scheme is negligible. Furthermore, no landfill odour from the closed Fair Oak Landfill Site or the leachate management system was detected inside or outside the Site at downwind locations, and therefore effects from these sources were also considered to be negligible. Therefore, effects on future sites users in relation to odour are considered to be not significant.
Noise and Vibration			
C	Disturbance from noise and vibration generated by temporary on-site	Local community	During construction, noise will be generated by construction activities which has the potential to have a temporary effect on surrounding receptors. Vibration may also be generated from certain activities on-Site (e.g. construction plant, tools, etc). Construction noise and vibration can generally be controlled by measures included as part of the CEMP [CM1] through adherence to Best Practicable Means and methods set out in British Standard 5228-1:2009 + A1:2014 Part 1 - Noise and Part 2 –

³³ Odour Survey and Assessment. Land South of Mortimer's Lane, Fair Oak, Hampshire, SO50 7HN. Tetra Tech, April 2024.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
	construction activities		Vibration. Therefore, noise generated by temporary on-site construction activities is unlikely to be significant.
C	Nuisance and disturbance due to noise generated by construction traffic	Local community	Noise will be generated by construction traffic movements on the local road network which has the potential to impact surrounding receptors. However, it is unlikely the temporary increase in traffic (6 two-way HGV movements per day) would exceed the generally applied above 25% threshold ³⁴ used to define the instance a notable change in noise levels is perceived by a receptor (1dB)). As such, it is unlikely that the additional noise generated by construction traffic movements will lead to a significant increase above the existing noise levels.
O	Changes to noise environment as a result of traffic generated by the Proposed Scheme during operation	Local community	During operation, the Proposed Scheme will lead to an additional 1,523 AADT which has the potential to increase the level of noise experienced from nearby residential receptors. Whilst this represents an increase in traffic currently observed on the Site access road (Mortimers Lane), traffic of this volume is not anticipated to represent a noticeable overall change in road traffic noise levels due to the existing high levels of traffic movements on the surrounding road network. Therefore, noise generated by the operational traffic is unlikely to cause a significant increase in noise levels experienced at existing receptors.
O	Disturbance due to noise generated by existing off-site sources	Future users of the Site	As stated within Section 3, the existing noise environment is predominantly influenced by road traffic noise, business park to the south west and events at East Horton Golf Club which has the potential to impact on future site users. In October 2024, noise monitoring was completed at the northern boundary where typical daytime levels were 63 dB (07.00 to 23:00 hours) and typical night-time 54 dB (23.00 to 07.00 hours). At the southern boundary typical daytime levels were between 45 and 57 dB and night-time levels were between 39 and 48 dB. To mitigate the effects of existing noise sources, internal noise levels will be limited to such a level in order to comply with the internal noise thresholds set out within BS 8233/PPG, aspirational external noise targets within the same documents and relevant local guidance on noise to ensure that existing noise does not give rise to a significant effect [NV1]. The noise related requirements of the Building

³⁴ Which equates to 1 dB change (barely perceptible) where the noise environment is dominated by road traffic.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			Regulations Approved Document O will also be taken into account. A noise mitigation strategy (or equivalent) [NV1] will be submitted as part of the Application to define the specific measures required in order to achieve the relevant criteria. Such measures could include: acoustic barriers, building layout and orientation, buffer zones between receptors and noise sources, and detailed glazing/ventilation specifications (where required). The noise mitigation strategy will detail the specific measures required at relevant receptors [NV1]. As such, significant effects on future sites users are not anticipated.
Socio-Economics and Human Health			
C/O	Increase in crime levels and reduction in community safety	Local community	The Site will be kept secure during construction to ensure that the potential for crime and anti-social behaviour is minimised. Site security arrangements will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015 [CM1]. The Proposed Scheme will be designed in line with appropriate national guidance and standards with respect to crime prevention and safety [SE1]. Furthermore, the Proposed Scheme will be in 24-hour use due to its residential nature, which will provide a level of security through active surveillance. Therefore, the Proposed Scheme is not considered to result in a significant change to crime levels or decrease in community safety.
O	Increased demand for education facilities	Education infrastructure	The Proposed Scheme includes up to 250 dwellings which will increase the population on Site (some of which will be new to the area and some as a result of displacement from the surrounding community). Nevertheless, the increase in population could increase demand on local education services, depending on the demographics of the residential properties, however, this is considered to be limited given the number of dwellings proposed. Any capacity issue of the local education facilities would be appropriately managed through a financial contribution to EBC, if considered necessary, to help ease pressures on local education provisions in the local community [SE2]. As such, any increased demand for education provision is not considered to be significant.
O	Increased demand for primary	GP surgeries, dentists	The increase in population could increase demand on local health care services. Any capacity issues would be appropriately managed through a financial contribution to EBC, if considered necessary and

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
	healthcare facilities		in accordance with EBC's policy guidelines to help ease pressures on local health care provisions in the local community [SE2]. As such, increased demand for health care infrastructure is not considered to be significant.
Biodiversity			
C/O	Impacts to designated ecological sites	Designated ecological sites	The Site falls within a 15km Zone of Influence (Zol) of the following European/international designated sites: The River Itchen SAC; the Solent Maritime SAC; Solent & Southampton Water SPA³⁵ and Ramsar Site; Portsmouth Harbour SPA and Ramsar Site; and Emer Bog SAC. When considering the potential for adverse effects on these sites, its necessary to consider impact pathways including recreational pressure (all sites listed), reduced air quality (all sites listed) and nutrient neutrality (Solent sites only). Increased recreational pressure as a result of the Proposed Scheme is considered unlikely. As identified within the Solent Recreation Mitigation Strategy³⁶, a 5.6km Zol applies when considering recreational pressure and the relevant Solent sites. Any development within this zone has the potential to result in increased recreational pressure. The Site falls outside this Zol and so no significant effects are anticipated. With regards to the River Itchen SAC, recreational pressure is not identified as a threat or pressure within the SAC Standard Data Form or the River Itchen Special Area of Conservation - Evidence Pack (TIN197). The Joint Nature Conservation Committee (JNCC) has published Decision Making Thresholds (DMTs)³⁷ to identify those projects which can immediately be discounted as unlikely to have a significant effect on biodiversity, either alone or in combination with other projects and plans. The guidance explains, in the context of assessing land use plans, that it is necessary to avoid '<i>legislative overkill</i>' when assessing the effects of traffic emissions. It thus defines a zone of influence extending 10km from the boundary of a land use plan, beyond which no assessment is required. On the basis that Emers Bog SAC is beyond

³⁵ 'Solent Sites' - The Solent Maritime SAC; Solent & Southampton Water SPA

³⁶ Solent Recreation Mitigation Strategy (Bird Aware Solent 2017)

³⁷ Guidance on Decision-making Thresholds for Air Pollution 2021 (JNCC 2021). Available at: <https://hub.jncc.gov.uk/assets/6cce4f2e-e481-4ec2-b369-2b4026c88447>

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			10km away, significant effects are therefore not anticipated. Of the remaining sites, further consideration of two sites in particular has been undertaken based on the roads affected by the Proposed Scheme – the River Itchen SAC and Solent Maritime SAC. The River Itchen SAC lies approximately 3.3km to the west, at the closest point. This site is traversed by a number of roads affected by the Proposed Scheme, including the B3037, B3335 and M27. The Solent Maritime SAC is 5.7km south of the Site at the closest point. This site is traversed by roads affected by the Proposed Scheme, including the M27. Both sites contain habitats and species that are sensitive to nitrogen deposition (including nitrogen oxides and ammonia). The Eastleigh Local Plan 2016 – 2036 was adopted in April 2022 and it was subject, during its preparation, to Habitats Regulation Assessment (HRA). The HRA reporting³⁸ included consideration of both the River Itchen SAC and Solent Maritime SAC and was supported by an air quality assessment that incorporated dispersion modelling of road traffic emissions. The air quality assessment considered traffic associated with all development (completed, permitted and new allocations, totalling approximately 11,000 new dwellings) outlined in the Local Plan and assessed the impacts both in ‘in isolation’ (i.e., the Local Plan on its own) and ‘in-combination’ (i.e. impacts associated with both the Local Plan and others plans and projects). Analysis of the effects on the specific ecosystems was undertaken following on from the initial modelling by Urban Edge Environmental Consulting. With respect to the River Itchen SAC, the following was concluded: • Ammonia concentrations were only predicted to exceed the critical load adjacent to the M27 and that elevated ammonia levels were not considered likely to be significant in this location; • It is not clear how concentrations of atmospheric NOx affect aquatic and semi-aquatic vegetation, thus concentrations of NOx were not considered further; and • The key impact pathway will be via deposition of nutrient nitrogen (from both NOx and ammonia). Therefore an Appropriate Assessment was undertaken.

³⁸ Urban Edge Environmental Consulting (2021) HRA for the Eastleigh Borough Local Plan: Main Modification Stage.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			The outputs of the air quality modelling were compared with survey data recording the presence of the Southern damselfly to identify the habitats that could be affected by the implementation of the Local Plan. The HRA determined that there would be changes in nutrient nitrogen deposition fluxes greater than 1% but the maximum change would be 1.33% (0.2kgN/ha/yr) and such a change was described as <i>“not substantial”</i>. Together with the habitat conditions at the affected areas, it was concluded that there would be <i>“no adverse effect on the integrity of the SAC for this species as a consequence of predicted changes in air quality”</i>. With respect to the Solent Maritime SAC, the following was concluded: • The only feature sensitive to ammonia concentrations was Desmoulin’s whorl snail, which is not present in the study area and thus ammonia was not considered further; and • With respect to nitrogen nitrogen deposition, exceedances of the critical load were only predicted adjacent to the M27. No salt marsh habitat (which is sensitive to deposition impacts) is present at this location and thus it was concluded that there would be no likely significant effect and further assessment was necessary. The air quality modelling and assessment included the Site as part of a wider Strategic Growth Option (SGO) to the north of Bishopstoke and Fair Oak. Of the original SGO, only a small proportion of the proposed quantum has been proposed within planning applications. Therefore, there is considered to be a substantial buffer between the quantum of development assessed in the HRA and quantum of development coming forward within EBC, such that the conclusions of the HRA are unlikely to be affected by the Proposed Scheme. The Site also falls within the Solent Catchment and therefore sits within a Nutrient Impact Area. Given the potential impacts new development may have on Solent sites, the interim and precautionary position is that all new development within the Solent region must achieve ‘nutrient neutrality’. This is to ensure that wastewater from new development will - at the very least - not add to the existing nutrient burden on the Solent sites. Following consultation with EBC, it is understood that Nutrient Credits are available for the Fair Oak area via the EBC Nutrient Credit Scheme. Subject to standard

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			mitigation through credit purchase [BD1], significant effects as a result of increased nutrient burden are considered unlikely. The closest Sites of Special Scientific Interest (SSSIs) is the River Itchen SSSI located approximately 3.3km from the Site. As such given the distance and the standard engineering protocols (e.g. adherence to Guidelines for Pollution Prevention (GPP)) defined as part of the CEMP [CM1], no significant effects on national statutory designations are considered likely. The closest and most relevant non-statutory designation is the Land at Knowle Lane, Fair Oak Local Wildlife Site (LWS); a narrow band of deciduous woodland and rush pasture surrounding a pond. Appropriate protective measures (i.e. protective fencing or construction exclusion areas) will be put in place prior to works commencing to ensure no damage occurs [CM1], as such no significant effects are considered likely. Effects on designated sites is therefore, not considered to be significant.
C/O	Change to / damage of valuable / notable habitats	Habitats within and adjacent to the Site	As outlined in Section 3, the Site is dominated by improved grassland which due to its previous intensive management has low species diversity and considered to be of very limited value. A large portion of this habitat will be lost to the Proposed Scheme during enabling works, but this is not considered to be significant given its low value. Features that sit along the Site boundary include a hedgerow (local intrinsic value) and a mature tree line (local level value). As stated in Section 2, the Proposed Scheme will require the removal of some trees bordering and within the Site to enable access works. However, where possible, as part of the Landscape Strategy boundary hedgerows and trees will be retained and enhanced [LV1]. Where such features are retained, appropriate protective measures (i.e. protective fencing or construction exclusion areas) will be put in place prior to works commencing to ensure no damage occurs [CM1]. Additionally, a toolbox talk and induction material should be available for all construction staff regarding ecological considerations on-Site [CM1]. There will be the creation of new habitats to mitigate for the loss of vegetation across the Site and maintain resources for wildlife. This will include the retention and buffering of green corridors to maintain green connectivity across the Site; the provision of ecologically beneficial SuDS features; planting and management; the creation of other ecologically valuable habitats such as species-rich

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			wildflower grassland, mixed scrub and trees within areas of informal green open space; and hibernacula creation for the benefit of reptiles, amphibians and invertebrates [LV1]. Therefore, change to / damage of valuable / notable habitats is considered unlikely to be significant.
C/O	Direct loss / disturbance to protected species / notable species and the indirect impacts on their supporting habitat	Bats Badgers Great Crested Newts Birds	As stated in Section 3, a number of ecological surveys have been undertaken at Site including extended phase 1 habitat surveys and habitat condition assessments; bat activity and static monitoring; assessment of trees for roosting bats; dormouse nest tube surveys; badger surveys; breeding bird surveys; and wintering bird surveys. During construction, to limit effects on protected species a series of ecological measures will be implemented, including: • A pre-commencement check for the relevant species discussed below; • Vegetation clearance outside the breeding bird season (March to August inclusive, although some species may breed outwith this period), unless no active nests are identified during a breeding bird survey within 48hrs prior to works; • Toolbox talk for construction workers to provide information of protected / notable ecological species and appropriate mitigation prior to commencement; and • Due care during clearance / groundworks. These will be captured as part of a CEMP [CM1]. The presence and associated effects on these species are considered in turn below. <u>Dormice</u> No evidence of dormouse was recorded during the surveys and therefore significant effects on this species are considered unlikely. <u>Great Crested Newt</u> Attempts were made to access off-site waterbodies for great crested newt (GCN) surveys, however no response has been received to date. Whilst no waterbodies are present on Site, the habitats offer opportunities for GCN if present within the local area. To avoid potential significant impacts on GCN, if

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			GCN's are identified, a district level licence will be applied for [BD2], and on that basis, significant impacts on GCN are not considered likely. <u>Birds</u> The abundance and diversity of bird species recorded on-site was consistent with the extent and diversity of nesting and overwintering habitat present. The majority of species recorded were associated with the woodland edge, hedgerow and tree habitats. The limited extent, or absence, of other suitable habitats such as wetland, limits the ability of the Site to support large breeding populations or habitat specialist species. No ground nesting species were recorded using the grassland habitat. For this reason, the breeding bird assemblage is judged to be of no greater than Site ecological importance. The retention and buffering of site boundaries as part of the landscape strategy [LV1] and the provision of a number of bird boxes around the Site [LV1] is considered sufficient to address any minor effects on bird populations. Effects on birds are considered unlikely to be significant. <u>Bats</u> Bats were recorded in modest numbers and generally comprise common species. Of note was the presence of Barbastelle, however overall registrations of this species were very low, with June representing the highest month of activity, with a peak count of 8 registrations over a single static monitoring period. Barbastelle are a light sensitive species which primarily utilise woody habitats. For this reason, the bat assemblage is judged to be of Local ecological importance. Given the retention and buffering of woody corridors [LV1] and subject to a sensitive lighting strategy [AL1], effects on the local bat population are unlikely to be significant. As a further enhancement to roosting opportunities, a number of bat roosting features will be provided post development [LV1]. <u>Badgers</u> Evidence of badgers utilising the Site for commuting purposes was recorded, including a single print and pushthroughs. The Site is therefore likely to be used regularly by foraging and commuting badger and the badger population is of Local level value. No setts were recorded within or adjacent to the Site. A variety of new habitats will be created and will continue to provide opportunities for this species [LV1]. As such, effects are unlikely to be significant.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
<u>Reptiles</u>			
			The Site was found to be largely suboptimal for reptiles, with this Site being historically and recently grazed with a hay management regime being recently implemented. A habitat survey in June 2023 found the grassland sward to be dense and coarse, dominated by tall palatable grasses. The management regime of the Site (i.e. a mix of grazing and hay production), results in only temporary opportunities, and so only likely to supports occasional foraging reptiles, rather than a permanent population. On that basis, significant effects on reptiles are unlikely and sensitive removal of habitats during construction [CM1] is considered to be sufficient to safeguard any reptiles which may be present. Effects on species are therefore not considered to be significant.
Water Environment and Flood Risk			
C/O	Change in flood risk	Construction workers Future site users Existing residential properties Other neighbouring premises	As stated in Section 3, the majority of the Site is currently permeable (i.e pasture land) and therefore, as the Proposed Scheme will introduce a level of hardstanding this can lead to an increase in flood risk to construction workers, existing residents and future sites users if not appropriately managed. The Site is located within Flood Zone 1 which has a low probability of flooding with the majority of the Site also having a very low risk of surface water flooding (with a low – medium risk of surface water flooding along the southern boundary). During construction, a temporary drainage system will be implemented as part of the CEMP [CM1] to manage the surface water until the operational drainage strategy has been implemented. In addition, appropriate measures will be implemented as part of a CEMP [CM1] in line with relevant standards and guidance, including British Standard 8582:2013 – Code of practice for surface water management for development sites³⁹ and CIRIA C532⁴⁰. During operation, as stated in Section 2, the Proposed Scheme will include SuDS features to manage on-site surface water drainage such as open swales and attenuation basins to restrict the discharge of

³⁹ British Standard 8582:2013 – Code of practice for surface water management for development sites.

⁴⁰ CIRIA (2001) C532 Control of water pollution from construction sites. Guidance for consultants and contractors.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			surface water to an equivalent greenfield QBAR runoff rate which is equivalent to 5.65 l/s per hectare of developable area [WE1] including an appropriate allowance for climate change. As such, changes to surface water flows and increased risk of flooding are considered unlikely to be significant.
Ground Conditions and Contamination			
C/O	Mobilisation / exposure to historic contamination or contamination arising from construction activities	Construction workers Future site users Existing residential properties Local community	As stated within Section 3, the Site is predominantly of greenfield use with a low risk of contamination. To fully determine the type and extent of any contamination, intrusive ground investigations will be carried out prior to construction on-Site, including the testing of soil / groundwater samples (if encountered) and examining the characterisation of the soils and groundwater beneath the Site [GC1]. Dependent on the extent and nature of any contamination identified on-Site (if any), possible remediation of contaminated land through a remediation strategy [GC2] will be submitted and agreed in advance of any construction works taking place. This will be followed by a verification report, if required [GC2]. Measures to protect construction workers, local residents and the local community from exposure to any contaminated material which is unexpectedly encountered will be required of the appointed contractor(s) under the Construction (Design and Management) Regulations 2015 and other health and safety legislation. Appropriate strategies / protocols will be put in place in line with relevant legislation and best practice for all activities, including: • The provision of appropriate Personal Protective Equipment (PPE); and • Completion of all works would be undertaken in accordance with risk assessments and method statements. In addition, dust will be controlled through the application of management measures in line with IAQM guidance set out in the CEMP [CM1]. Throughout the construction stage of the Proposed Scheme, there is a potential for spillages (such as oil, fuel, cement, chemicals etc.), soil erosion or the generation of suspended solids. All construction activities will be undertaken in line with appropriate

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			standards and guidance (e.g. Guidance for Pollution Prevention). Likely preventive measures that will be included within a CEMP [CM1] include: • Bunded storage; • Designated wheel washing areas; • Screening stockpiles of materials; and • Requirements for ongoing monitoring and liaison. Therefore, mobilisation / exposure to historic contamination is considered unlikely to be significant.
C/O	Accidental migration / release of existing on-Site contamination or contamination arising from construction activities	Surface and groundwater	Construction activities have the potential to cause the mobilisation of existing contaminants or the release of physical and chemical contaminants into surface water and underlying groundwater. As stated in Section 3, the Site is predominantly of greenfield use, as such is considered to be at a low risk of soil contamination, nevertheless, this will be confirmed through intrusive ground investigations, including the testing of groundwater samples (if encountered) and examining the characterisation of the soils and groundwater beneath the Site would be required [GC1]. Construction activities will also be undertaken in line with Construction (Design and Management) Regulations (2015) and relevant standards and guidance, such as the Guidelines for Pollution Prevention (GPP). Likely pollution prevention measures are anticipated to include: • Silt fencing; • Provision of emergency spill kits; • Earth movements will be controlled to reduce the risk of silt combining with run-off and implementation of protection measures to minimise silts and construction arisings; • Regular cleaning to remove loose sediments and prevent build-up of dust and mud; and • Use of sediment traps and bunded storage. Such measures will be defined within a CEMP [CM1] for submission and approval in advance of construction activities commencing on-Site.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			Therefore, accidental migration / release of existing on-Site contamination or contamination arising from construction activities is considered unlikely to be significant.
C/O	Potential risks associated with unstable ground conditions	Construction workers Future residents	In order to understand the foundations for the Proposed Scheme, further intrusive ground investigations will be undertaken to determine the depth to, and condition of the underlying natural subsoils and bedrock and confirm a suitable foundation bearing horizon [GC1]. All necessary groundworks will be implemented in order to provide suitable development platforms (i.e. removal of any compressible / unstable ground encountered, appropriate foundation typology or shoring of ground) during enabling works and / or construction, in line with relevant standards and building regulations including CIRIA Report C572: Treated ground engineering properties and performance, British Research Establishment (BRE) document FB75: Building on Fill Geotechnical Aspects and British Standard 6031:2009: Code of Practice for Earthworks [GC3]. Therefore, potential risks associated with unstable ground conditions is considered unlikely to be significant.
C/O	Potential risk of ground gas	Construction workers Future residents	As mentioned in Section 3, the Site has identified as being of a moderate risk to ground gas / vapours due to the presence of nearby former landfill sites to the south and west of the Site. This could cause notable harm to both construction workers and future residents if not handled appropriately. A Ground Gas Risk Assessment⁴¹ of the Site was completed in September 2024 which determined that the Site would not require gas protection measures to enable the Site to be used for residential development. During construction, the potential risks from ground gases are to be dealt with by the appointed contractor(s) in accordance with health and safety legislation, including the Confined Space Regulations⁴². In addition, the CEMP [CM1] will contain appropriate measures, such as: • The use of appropriate PPE;

⁴¹ Ground Investigation Report. Land South of Mortimers Lane, Fair Oak, Hampshire Sept 2023

⁴² Confined Space Regulations (1997) No. 1713.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			• Monitoring equipment, safe-entry procedures; and • Use of Respiratory Protective Equipment (RPE) where required. Therefore, potential risk of ground gas is not considered to be significant.
Agriculture and Soils			
C	Loss of 'best and most versatile' (BMV) agricultural land	BMV Land	The Site is approximately 11.1 ha in size and consists primarily of improved grassland that comprises 28% BMV land (subgrade 3a). Construction of the Proposed Scheme will lead to the loss of this land for potential agricultural use. However, the size of the quantum of land to be lost is below the 20ha threshold whereby DEFRA recommend consultation with Natural England in guidance on assessing development proposals on agricultural land ⁴³ . As a result, this effect is unlikely to be significant.
C	Loss and / or degradation of soil resources	Soil Resources	Construction processes on Site (i.e. creation of development platforms) may lead to the loss and degradation of the existing soil resources. To minimise the loss or degradation of soil on-Site, a Soil Management Plan will be in place (which will be managed as part of the CEMP [CM1]), which will ensure the reuse of soil on Site where feasible. As such, the loss and / or degradation of soil resources is considered unlikely to be significant.
Archaeology			
C/O	Loss/disturbance to below ground heritage assets	Unknown below ground heritage assets	As stated in Section 3, the Site is considered to have a moderate potential for archaeology relating to the prehistoric period to exist within the Site, and a low potential for archaeological remains for all other periods to be present. Therefore, works associated with below ground excavations for works such as foundations, drainage infrastructure, utilities infrastructure for the Proposed Scheme may cause the truncation of any existing archaeological assets on Site. Given the above, it is considered unlikely there would be archaeological remains on Site of a sufficient significance to warrant preservation in-situ and present a constraint to the development. It is likely

⁴³ Defra (2018). Guide to assessing development proposals on agricultural land, [online]. Available at: <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land> [Accessed 12/12/2023].

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			that any archaeological features or deposits that are present will most likely be of low or local interest due to not containing any known or recorded non designated features, deposits or remains and be capable of being preserved by record. With that said, it is considered that any effects could be appropriately mitigated through a programme of archaeological investigation [AR1] to be agreed through consultation with the archaeological advisor at EBC prior to construction. No below-ground works are anticipated during operation. As such, damage / loss of archaeological remains would not occur. Therefore, the loss/disturbance to below ground heritage assets during the construction and operation of the Proposed Scheme are considered unlikely to be significant.
Built Heritage			
C/O	Change to / loss of setting of built heritage assets	Grade II Listed Buildings: • Mortimer Farmhouse • Mortimers Granary • Mortimers Barn • East Horton Farmhouse • East Horton Barn	During construction, the works will give rise to a change in the character within the Site and therefore is likely to be some change in the setting of heritage assets. The type and effect of such changes will however be short-term and temporary. It is envisaged that temporary fencing / hoarding will be erected around the construction working areas, where necessary [CM1]. This will help to screen low level construction activities. In addition, the adoption of general site tidiness and sensible layout (which will be defined in the CEMP [CM1]), would all help to mitigate adverse changes to the setting of assets. A Heritage Assessment⁴⁴ determined that designated heritage assets beyond its immediate surroundings (over 200m from the Site) are unlikely to experience an effect on their setting or significance due to the natural topography; intervening built form and vegetation; and the nature / positions of the assets themselves. Therefore, effects on these assets are considered to be not significant and not considered further. The closest statutory designated heritage assets to the Proposed Scheme are the Grade II Listed Buildings associated with Mortimers Farm (Farmhouse, Granary and Barn) that are located

⁴⁴ Archaeology and Heritage Baseline Assessment. Mortimers Lane, Fair Oak (EDP, 2023)

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			approximately 105 east of the Site. It is considered that the majority of these assets' significance is derived from the architectural and historic interest of their built form and fabric recognised by their designation as being of special architectural or historic interest. With the Proposed Scheme, therefore, not having direct effects on the asset, this interest is maintained. Nevertheless, the Site is assessed as forming part of the assets setting which makes a contribution to their heritage significance (albeit a small one) by virtue of comprising an area of enclosed farmland that was historically under the same ownership as Mortimers Farm and maintaining the historic farmstead being located within an area of undeveloped land away from the urban built-up area of Fair Oak. This role is primarily restricted to the northern field within the Site. The southern field is considered to provide a negligible contribution due to the natural topography restricting the experience and appreciation of the buildings, the screening provided by the existing field boundary and the steel portal frame barn erected south of the farmstead which restricts the appreciation of the assets beyond the edge of the farmyard. Therefore, despite having an adverse effect on the heritage significance of the Mortimers Farm listed buildings, due to the small contribution the setting makes to the assets significance and effects being limited to the northern field, the effects are not considered to be significant. East Horton Farm is located 180m from the Site and comprises two Grade II Listed Buildings and one non-designated historic building. Similar to above, the majority of the assets significance is derived from the architectural and historic interest of their built form and fabric that the Proposed Scheme would not influence. The contribution of the assets setting is considered to be only small because of the extent to which the land around them has been altered (i.e. East Horton Golf Club and mineral extraction and remediation). Although the Site occupies an area within these building settings it is assessed as making no contribution to its significance on the basis that there is no experience of the Site within the farm because of the screening effects provided by the mature and well wooded plantation along the south eastern corner. Effects on East Horton farm assets are therefore not considered to be significant.
Landscape and Visual			

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
C	Changes to landscape character/fabric and visual amenity as a result of construction activities / plant / machinery on-Site	On site landscape fabric and character Landscape Character Area: Forest of Bere West (2e) Area 7 Bishopstoke – Fair Oak Woodland and Farmland Area 8 Knowle Hill Farmland and Woodland Landscape Character Type: Lowland Mosaic Small Scale Public Right of Way users Road Users Residential Dwellings/Groups Mortimer's Farm East Horton Golf Course	The construction of the Proposed Scheme would result in a change to the prevailing landscape character and visual amenity from nearby receptors due to the introduction of hoardings / fencing, presence of material stockpiles, movement of plant and other construction vehicles and the progressive construction of a new residential development. Such construction activities are likely to result in adverse effects on the identified landscape and visual receptors due to the incomplete nature of buildings during this stage, the presence and operation of construction activities and temporary structures and the increased noise, traffic and dust associated with the construction stage works. However, the construction works are short-term and temporary in nature. The retention of vegetation / habitats on-Site as part of the Landscape Strategy [LV1] and protective through appropriate safeguards implemented as part of the CEMP [CM1], will reduce the scale of change. The following measures will also be introduced during the construction stage: • Good construction site housekeeping; and • Installation of site hoarding. These measures will be captured as part of a CEMP [CM1] and would reduce changes to the landscape character and views.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		South Downs National Park	
O	Changes to landscape fabric / character as a result of new built form	On site landscape fabric and character Landscape Character Area: Forest of Bere West (2e) Area 7 Bishopstoke – Fair Oak Woodland and Farmland Area 8 Knowle Hill Farmland and Woodland Landscape Character Type: Lowland Mosaic Small Scale	The operation of the Proposed Scheme would replace all existing pastureland with new residential development and related infrastructure/provisions and will therefore have an impact on landscape fabric / character. The Proposed Scheme would result in the partial loss of on-site landscape fabric and a wholesale change from the baseline, resulting in an unavoidable fundamental change to the character of the Site itself. These direct physical effects would be contained within the Site boundary. The proposed Landscape Strategy [LV1] has, however, been developed to retain existing features including field boundary vegetation. It also integrates green corridors and buffers and public open space, ensuring physical and perceptual links with the Site's context. Therefore, when matured, the Landscape Strategy will soften the Proposed Scheme, aiding in the integration of it into the wider context reducing the adverse effects experienced. Perceptual change of the Proposed Scheme would also extend beyond the Site boundary, principally in relation to the visual changes as a result of change of use. However, the Site benefits from a tight visual envelope and would not be out of character with the existing built form and road infrastructure already present. Furthermore, with the implementation of the Landscape Strategy [LV1] in combination with the existing established vegetation, the limited views of the Proposed Scheme would be softened from the wider landscape context, limiting urbanising effects of the landscape character. Long term permanent effects are, therefore, unlikely likely to be significant.
O	Changes to visual amenity as a result of new built form	Public Right of Way users Road Users Residential Dwellings/Groups Mortimer's Farm	The Proposed Scheme would introduce new residential dwellings within the Site up to 12m in height. This will increase the amount of built form visible within close and mid ranging views. A preliminary desk study and site visit was undertaken in February 2024 to identify key visual receptors. Effects on receptors outside of 2km are not considered to be significant due to intervening vegetation, intervening built form and distance. Effects of the proposed scheme would barely be perceived, if at all, from outside of 2km.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		East Horton Golf Course South Downs National Park	In relation to the South Downs National Park, no clear or obvious views of the Site have been identified, and if views were possible the Proposed Scheme would barely be recognisable due to the distance from the Site, therefore effects are not considered to be significant. The views subjected to the greatest change are those along Pembers Drive adjacent to the west of the Site and PRoW HP/085/17/1 within the adjacent field parcel to the east. The western boundary (Pembers Drive) is generally unvegetated allowing open views into the Site. Partial views of the Site are afforded from the PRoW to the east due to the lack of understorey vegetation along field boundaries, however, the view is already urbanised by built form associated with Mortimers Farm and Pembers Drive. Other visual receptors that have been considered include: users of PRoW HP/085/21/1 and HP/085/17/1 to the north of the Site; users of PRoW HP/085/17/1 and HP/069/17/3 to the south east of the Site; Mortimers Lane; and Knowle Lane. Views from these locations are generally glimpsed or partial at worst due to intervening vegetation and built form. Where views are possible it is considered that these would generally be glimpsed, and the character of the view is likely to be similar to the baseline context, albeit with additional residential development within the view. Within views of receptors along Pembers Drive the Proposed Scheme would remain a noticeable element within the view and fundamentally alter the character of the view. In all instances the tree planting within green corridors and public open space as part of the Landscape Strategy [LV1] would serve to break up the massing of proposed built form and will assimilate the Proposed Scheme into the surrounding context. Effects are also limited to a local scale and are not considered to be significant.
Artificial Lighting			
C	Increase in light pollution as a result of	Local community	During construction activities, there is anticipated to be task lighting to ensure safe working conditions (particularly during the winter months), which will lead to an increase in lighting on Site. However, given the presence of existing lighting sources around the Site (described in Section 3) along with the temporary nature of this lighting, there is unlikely to be a significant change experienced at nearby

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
	construction lighting		sensitive receptors. Further to this, as part of the CEMP [CM1] construction lighting measures will be in line with industry standards and guidance⁴⁵, including: • The use of sufficient lighting units for the task in hand to avoid the need for tall, wide beam lighting units; • The reduction of fixed lighting outside construction working hours; • Any requirements for ongoing monitoring and liaison with stakeholders; and • Avoiding the illumination of foraging and commuting corridors. Given the above, effects related to construction lighting are not considered to be significant.
O	Increase in light pollution as a result of operational lighting	Local community	The Proposed Scheme will introduce lighting to the Site, associated with the dwellings and internal road network. However, this is not considered to result in a significant alteration in the baseline environment experienced at nearby receptors, as all future lighting installations will be designed and installed in line with relevant standards and guidance⁴⁶ [AL1] and will be in keeping with the surrounding lighting environment (considering the proximity of the Site to the residential area of Fair Oak). Therefore, changes to the lighting environment due to operational lighting is unlikely to be significant.
Major Accidents and/or Disasters			
C/O	A major accident caused by ground subsidence and	Future Site users	All earthworks and foundation design will be in accordance with industry guidance presented in CIRIA Report C572: Treated ground engineering properties and performance; British Research Establishment

⁴⁵ ILP Guidance Note 01/21 The Reduction of Obtrusive Light (2021); CIE - Technical Report Document 129 (1998); and EN 12464-2 – Lighting of Work Places – Part 2: Outdoor Work Places; and ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.

⁴⁶ CIE 150: 2017 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition; ILP GN01 - Guidance Notes for the Reduction of Obtrusive Light 2021; BS 5489-1 : 2013 – Code of Practice for the Design of Road Lighting; BS EN 13201-2:2015 – Road Lighting – Part 2: Performance Requirements; BS EN 12464 – 2 2014 – Outdoor Work Spaces; SLL Guide to Limiting Obtrusive Light 2012; SLL Lighting Handbook 2009; LG 6 (CIBSE) – The Exterior Environment 2016 and ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
	associated structural/ building collapse		document FB75: Building on Fill – Geotechnical Aspects and BS 6031:2009: Code of Practice for Earthworks [CM1] , thereby negating the probability and likelihood of any significant effect.
C/O	A major accident as a result of fire	Future Site Users	All construction works will be undertaken in line with relevant guidance, such as Fire Prevention on Construction Sites: Joint Code of Practice⁴⁷ [MD1]. During operation, the design of the proposed buildings will be in accordance with all relevant Building Regulations; BS9991 and BS9999⁴⁸ to reduce the risk of fire [MD1]. As such, effects are unlikely to be significant.
Climate Change			
C	Release of GHG emission through embodied carbon, construction activities/plant/machinery/traffic	Global climatic system	The construction of the Proposed Scheme has the potential to release GHG emissions from the use of plant and machinery, construction traffic and the embodied carbon associated with the manufacturing of construction materials. The exact emissions from construction are unclear without full knowledge of materials, their origins and machinery / plant being used. However, the emissions can be mitigated through careful sourcing of construction materials to reduce associated GHG emissions as well as direct emission reducing practices. Such measures will be detailed within the CEMP [CM1] . Considering the scale of the Proposed Scheme and measures to be included in the CEMP, GHG emissions from construction are considered to be limited in the context of overall emissions across EBC and construction sector targets and not considered to be significant.
O	Impacts of climate change on the Proposed Scheme	Future site users	The effects of climate change and the associated increased temperatures on future development are dealt with through compliance with Building Regulations Approved Document O: Overheating [CC1] . In addition, the drainage systems [WE1] will be designed to accommodate an appropriate allowance for

⁴⁷ RISC Authority and The Fire Protection Association (2022) Fire Prevention on Construction Sites: The Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation (10th Edition).

⁴⁸ BS 9991:2015 Fire safety in the design, management and use of residential buildings and BS 9999: Code of practice for fire safety in the design, management and use of buildings

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
	(including overheating of internal spaces)		climate change. Therefore, the effects of climate change on the Proposed Scheme are not considered to be significant.
O	Release of GHG Emission during operation	Global climatic system	Once completed, GHG emissions will be released as a result of energy used for heating and lighting etc as well as the transportation generated by the Proposed Scheme. Given the modest scale of the Proposed Scheme, the increase in traffic to be generated by the Proposed Scheme (as stated in 'Transport and Access') is considered to be limited in the context of overall emissions across EBC and sectoral targets for equivalent developments. Furthermore, residential uses are required to meet specific standards covered within the Building Regulations (Part L1A) which are focused on the conservation of fuel and power in order to improve dwelling / building efficiency (and therefore require less energy and generate less indirect GHG emissions). As such, the Proposed Scheme will be built in line with such standards as a minimum [CC1]. Given the above, effects are not considered to be significant.
Waste			
C	Generation of waste during construction	Local waste treatment/disposal facilities	The construction of the Proposed Scheme will result in the generation of waste (e.g packaging) and an increased demand on local waste treatment / disposal facilities. However, it is assumed that a Site Waste Management Plan [CM1] will be developed prior to construction which will minimise waste streams, their appropriate re-use (including re-use on site if applicable) or recycling and ultimate disposal to relevant waste handling facilities. This is in accordance with relevant standards and guidance (i.e. Controlled Waste (England and Wales) Regulations 2012). As such, significant effects are considered unlikely.
O	Increased demand / pressure on local waste facilities during operation	Local waste treatment/disposal facilities	The residential and commercial uses proposed will generate waste during operation. As stated in Section 2 , appropriate waste storage facilities will be provided and refuse collection will be in accordance with EBC requirements. Such measures are likely to be managed by an approved Waste Strategy [WR1], in line with Controlled Waste (England and Wales) Regulations, 2012 and local

Stage*	Likely Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
			guidance. Therefore, increased demand / pressure on local waste facilities are considered unlikely to be significant.

7. In-Combination Effect Appraisal

- 7.1 In line with the methodology set out within **Section 5**, 10 Cumulative Projects (listed in **Table 7.1** and shown on **Figure 2**) are considered to meet the selection criteria for in-combination effects.

Table 7.1: Cumulative Projects Identified for Appraisal

Ref.	Application Number/Location/Description	Distance /Direction from Site	Status
1	O/15/77190 Pembers Hill Farm Outline: Construction of up to 250no. Dwellings with access from Mortimers Lane and pedestrian/cycle links, open space and landscaping, all matters other than access reserved. (This application is subject to an Environmental Impact Assessment and is a departure from the development plan, is a major development and affects a setting of a listed building.)	Adjacent to the north-west	Under construction
2	F/23/94668 Long Barn, Wangfield Lane Construction of 5no. general industrial buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works (amended description)	Adjacent to the south	Under construction
3	F/22/94435 Mortimers Farm Alterations and extensions and conversion of 4 existing barns including Grade II listed Threshing Barn and Granary to create 4 dwellings, demolition of modern barn and construction of 5 new dwellings with associated gardens parking and car port/bat barn new sewerage treatment and new footpath on the southern side of Mortimers Lane	Adjacent to the north-east	Approved
4	O/20/89498 One Horton Heath Phased mixed-use development comprising severable and separate phases of development (as per the Phasing Plan) consisting:	1.56km south-west	Pending consideration

Ref.	Application Number/Location/Description	Distance /Direction from Site	Status
	• Up to 2,500 residential units in total (across The Lower Acre, Quobleigh Breach, The Upper Acre, Round Copse, The Holme, The Homestall, 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. This application is subject to Environmental Impact Assessment		
5	O/12/71514 Land to North and East of Boorley Green Outline application with all matters reserved (except for access) for the demolition of golf driving range shelter and groundsman's equipment store and the development of 1400 homes with access from Winchester Road and Maddoxford Lane (with upgrades to the	2.9km south	Under construction

Ref.	Application Number/Location/Description	Distance /Direction from Site	Status
	Winchester Road/Woodhouse Lane Junction and approaches and Maypole Roundabout, construction of Sunday's Hill Bypass and approaches, extension to existing hotel (including new conference and leisure facilities, 44 no. new bedrooms and car parking), creation of new local centre (incorporating energy centre, pub, assisted living accommodation, retail and employment floorspace, including change of use of Braxells Farm House to employment), primary school, multi purpose community building, sports and open space facilities including play areas, allotments and Multi-Use Games Area, and changing facilities, together with construction of roads, footpaths (including diversion of Footpath No. 2) and cycle ways, and pumping stations. (Amended description following amended plans received 11/12/2012). This application is the subject of an Environmental Impact Assessment.		
6	O/15/75953 Boorley Gardens - Land at Hedge End North, Winchester Road, Botley, Southampton Outline application for up to 680 residential units, mixed use comprising of retail and/or community/healthcare use, land for two-form entry primary school, formal and informal open space and sports pitches. New access off Winchester Road, associated on-site roads, infrastructure and footpaths/cycleways. Detailed matters for determination access (all other matters reserved - scale, appearance, landscaping and layout). This application is the subject of an Environmental Impact Assessment, is a departure from the Development Plan, is Major Development and affects the setting of a Right of Way.	2.9km south west	Under Construction
7	F/19/86233 Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA Demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace	3.3km south	Approved

Ref.	Application Number/Location/Description	Distance /Direction from Site	Status
	(A1 and A2 Use Class), and 67 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links.		
8	O/16/78389 Crows Nest Lane, Botley, Southampton, SO32 2DD Residential development of up to 50no. dwellings with green infrastructure, hard and soft landscape and associated infrastructure, including internal access roads, footpaths/cycle routes, play space and relocation of gas governor and creation of new access on to Maddoxford Lane.	4km south	Under Construction
9	O/18/83634 Land West of Woodhouse Lane, Hedge End, SO30 2EZ Hybrid planning application for the proposed development of a residential and education led site with access off Woodhouse Lane. Outline: Up to 605 residential dwellings, a local centre, pedestrian and cycle links, a pedestrian SINC crossing, drainage, public open space, landscaping, other supporting infrastructure and mitigation measures (including noise attenuation) associated with the development. Full: 7 Form Entry secondary school with the potential to expand to 9 Form Entry and associated sports provision, primary access roads and points of access, pedestrian and cycle links (including the diversion of route number 6c), an underpass, a pedestrian SINC crossing, drainage, landscaping, utilities, other supporting permanent and temporary infrastructure and mitigation measures associated with the development. This application is subject to an Environmental Impact Assessment and is a departure from the development plan, and affects Public Rights of Way.	4km south	Approved
10	F/19/84937 Land South of Maddoxford Lane, Boorley Green, Botley, Southampton, SO32 2DB	4.1km south	Approved

Ref.	Application Number/Location/Description	Distance /Direction from Site	Status
	Demolition of an existing residential dwelling and associated farm buildings and construction of a residential development of 73 dwellings, associated landscaping, and amenity areas with access from Maddoxford Lane. (Amended Description).		

- 7.2 In accordance with the approach outlined in **Section 5**, the in-combination appraisal based on the 'factors' identified within the EIA Regulations is provided in **Table 7.2**.

Table 7.2: In-Combination Appraisal

Receptor Category	Cumulative Project									
	1	2	3	4	5	6	7	8	9	10
Population and Human Health	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Biodiversity	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Land	X	X	X	X	X	X	X	X	X	X
Soil	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Air	✓	✓	✓	X	X	X	X	X	X	X
Climate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Material Assets	X	X	X	X	X	X	X	X	X	X
Cultural Heritage	✓	?	✓	X	X	X	X	X	X	X
Landscape	✓	✓	?	X	X	X	X	X	X	X

Key

✓ - indicates a potential in-combination effect

X - indicates where a potential in-combination effect is considered unlikely

? – indicates where there is uncertainty if a potential in-combination effect is likely

- 7.3 As shown in **Table 7.2**, there is the potential for in-combination effects on the population and human health; biodiversity; soil; water; air; climate; cultural heritage and landscape receptor groups.

Population and Human Health

- 7.4 There are potential in-combination interactions between the Proposed Scheme and the Cumulative Projects in relation to the creation of provision of additional employment during construction and provision of additional housing/the generation of household expenditure during operation. Whilst beneficial, such interactions are considered

unlikely to be significant in the context of job creation/housing delivery within Eastleigh, albeit these effects are primarily driven by other larger Cumulative Projects (i.e. 4, 5, 6, and 9).

- 7.5 There is also potential increased demand on social infrastructure (education services, healthcare facilities, etc.) due to the nature of the Cumulative Projects. If considered necessary, any capacity issues generated by the Cumulative Projects would be appropriately managed through a financial contribution to EBC, similar to that of the Proposed Scheme [SE2]. As such, the increased demand for social infrastructure from a combination of the Cumulative Projects with the Proposed Scheme is unlikely to be significant.
- 7.6 During the construction stage, noise and vibration and dust generated by the Proposed Scheme combined with that generated on other construction sites could lead to effects greater than that experienced at a project level. However, due to the commitment to best practice guidance as part of their CEMPs at a project level (which are informed by legislation and guidance), in-combination effects are unlikely to be greater than that experienced at a project level.
- 7.7 From a transport perspective, as stated within **Section 6**, modelling included the traffic movements from the Proposed Scheme and all Cumulative Projects that determined no links within the study area would be predicted to see an increase in traffic flows above the 30% threshold set out in IEMA Guidance⁴⁹. In-combination effects are therefore not considered to be significant.

Biodiversity

- 7.8 Given the effects identified in **Section 6**, potential interactions are identified on statutory designated sites and to protected / notable ecological species.
- 7.9 As identified in **Section 6**, biodiversity effects during construction can be managed and controlled through the adoption of standard best practices measures secured through the submission of a CEMP (or equivalent). It has been assumed that Cumulative Projects are subject to a CEMP (or equivalent). Therefore, it is likely that the construction environmental effects on protected / notable ecological species would be duly managed.
- 7.10 Once completed, it is assumed that the Cumulative Projects will deliver landscaping strategies, which include ecological habitats as well as sensitive lighting schemes as for the Proposed Scheme. This will minimise adverse in-combination interactions on protected / notable ecological species.
- 7.11 The Proposed Scheme and other Cumulative Projects fall within a 15km Zone of Influence (Zoi) of the following European/international designated sites: The River Itchen SAC; the Solent Maritime SAC; Solent & Southampton Water SPA and Ramsar Site; Portsmouth Harbour SPA and Ramsar Site; and Emer Bog SAC. **Section 6** demonstrates that effects on identified statutory designations from the Proposed Scheme will not be significant. In line with The Conservation of Habitats and Species Regulations 2017 (as amended) there will be a requirement for each Cumulative

⁴⁹ IEMA's Environmental Assessment of Traffic and Movement (2023).

Project to demonstrate they will not lead to significant effects on these designations. As such, in-combination effects are not considered to be significant.

Soil

- 7.12 The Proposed Scheme along with the Cumulative Projects could lead to the loss and degradation of soil resources as a result of their construction. However, it is likely a soil management plan will be implemented by each Cumulative Project through a CEMP to minimise the loss or degradation of soil on each Site.

Water

- 7.13 The Proposed Scheme in-combination with other Cumulative Projects could lead to a change in flood risk across a wider area. However, it is assumed that each Cumulative Project will incorporate appropriate drainage strategies to avoid increasing flood risk off-Site. Therefore, there is unlikely to be an in-combination effect with respect to flood risk.

Air

- 7.14 Due to the proximity of Cumulative Projects 1-3 to the Site and their nature, it is likely that these will lead to an increase in emissions on the local road network associated with construction and operational traffic. With that said, existing baseline conditions of the Site are well below the relevant annual mean NO₂ air quality objective level of 40 µg/m³ (Wyvern School - 23.6µg/m³ approximately 1km from the Site) as such, it is unlikely that the in-combination effects will lead to an increase in emissions to an extent where this level is exceeded.

Climate

- 7.15 The climatic system is not geographically constrained, and the Proposed Scheme and the Cumulative Projects will result in some level of effect on the climate, even where they are negligible in isolation.

Cultural Heritage

- 7.16 Given the proximity of Cumulative Projects 1-3 there is the potential to lead to in-combination effects on these assets on Mortimers Farm and East Horton Farm Grade II Listed Buildings greater than that experienced at a project level. The cultural heritage chapter for Cumulative Project 1 identified negligible effects on all listed buildings. Cumulative Project 2 has no available heritage assessment and Cumulative Project 3 had direct effects on the assets. Therefore, in-combination effects on the setting of these assets are no greater than the project in isolation with any direct effects driven by Cumulative Project 3.

Landscape

- 7.17 Due to the location of the Cumulative Projects in relation to the Proposed Scheme, there are potential in-combination changes in landscape character and in some views.
- 7.18 The presence of machinery and plant on-site (specifically tall machinery) for the Proposed Scheme and the Cumulative Projects may be perceived negatively and it is considered that static receptors would experience a greater effect than transient receptors. However, the presence of plant on-Site (and the construction works for the Proposed Scheme) will be short-term and temporary. In addition, it is anticipated that the other Cumulative Projects will also ensure good site housekeeping and install

hoarding / fencing / screening. These measures would reduce changes to the landscape character and views during the works.

- 7.19 Once completed, as identified in **Section 6**, views of the Proposed Scheme beyond 2km are limited, as such, it is reasonable to assume in-combination effects with Cumulative Projects 4-10 are not considered to be greater than the Proposed Scheme in isolation due to the intervening distance and the lack of shared receptors. However, considering the proximity of the Cumulative Projects 1-3 there are potential in-combination effects on landscape character and visual amenity. Cumulative Project 3 did not have a landscape report submitted with it; thus, effects are unknown.
- 7.20 Regarding visual amenity, due to the proximity of Cumulative Projects 1 and 2 they have the potential to be viewed sequentially with the Proposed Scheme during operation and lead to an effect greater than that experienced at a project level. With that said, as set out in material submitted in support of the applications, these developments will seek to retain and enhance boundary vegetation in a similar manner to that of the Proposed Scheme. In doing so, existing and proposed vegetation, upon maturity, will act to visually screen each development. This will reduce the potential in-combination interactions for common visual receptors.
- 7.21 Regarding landscape character, only Cumulative Project 1 introduces built form to an area that was largely undeveloped agricultural land. As such, due to the close proximity there will be in-combination interactions together as they will form an extension of built form adjacent to Fair Oak. Despite this, the Proposed Scheme and Cumulative Project 1 include areas of open space that retain and enhance existing habitats that will reduce overall change in relation to landscape character.

8. Summary

- 8.1 Following a detailed appraisal of construction and operational stage effects associated with the Proposed Scheme in **Table 6.1** no likely significant effects have been identified. The likelihood for cumulative effects has been considered as part of **Section 7**.
- 8.2 In accordance with Regulation 6, Paragraph 6(a) of the EIA Regulations, EBC has three weeks within which to provide a Screening Opinion, from the date of receipt of this request.
- 8.3 Regulation 5, Paragraph 5 of the EIA Regulations outlines the required contents of the Screening Opinion, which is reproduced below:

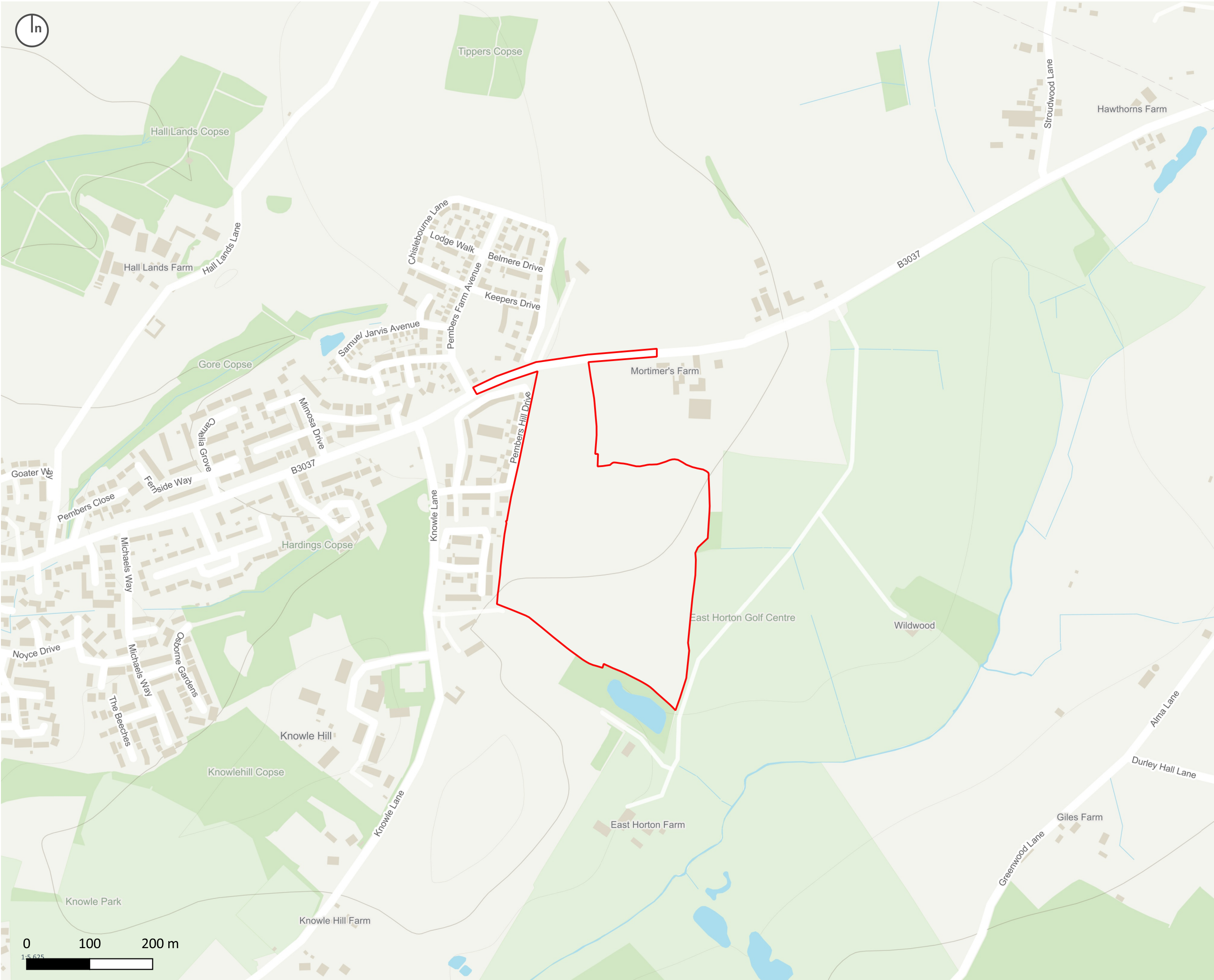
“(5) Where a relevant planning authority adopts a screening opinion under regulation 6(6), or the Secretary of State makes a screening direction under regulation 7(5), the authority or the Secretary of State, as the case may be, must—

(a) state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3;

(b) if it is determined that proposed development is not EIA development, state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment; and

(c) send a copy of the opinion or direction to the person who proposes to carry out, or who has carried out, the development in question.”

Figures



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 Site Boundary

CLIENT: _____
Bloor Homes

PROJECT: _____
Fair Oak, Mortimers Lane

DRAWING: _____
Site Boundary Plan

PROJECT NUMBER: _____
BLOS3037

DRAWING NUMBER: _____
GIS_000

CHECKED BY: _____
ET

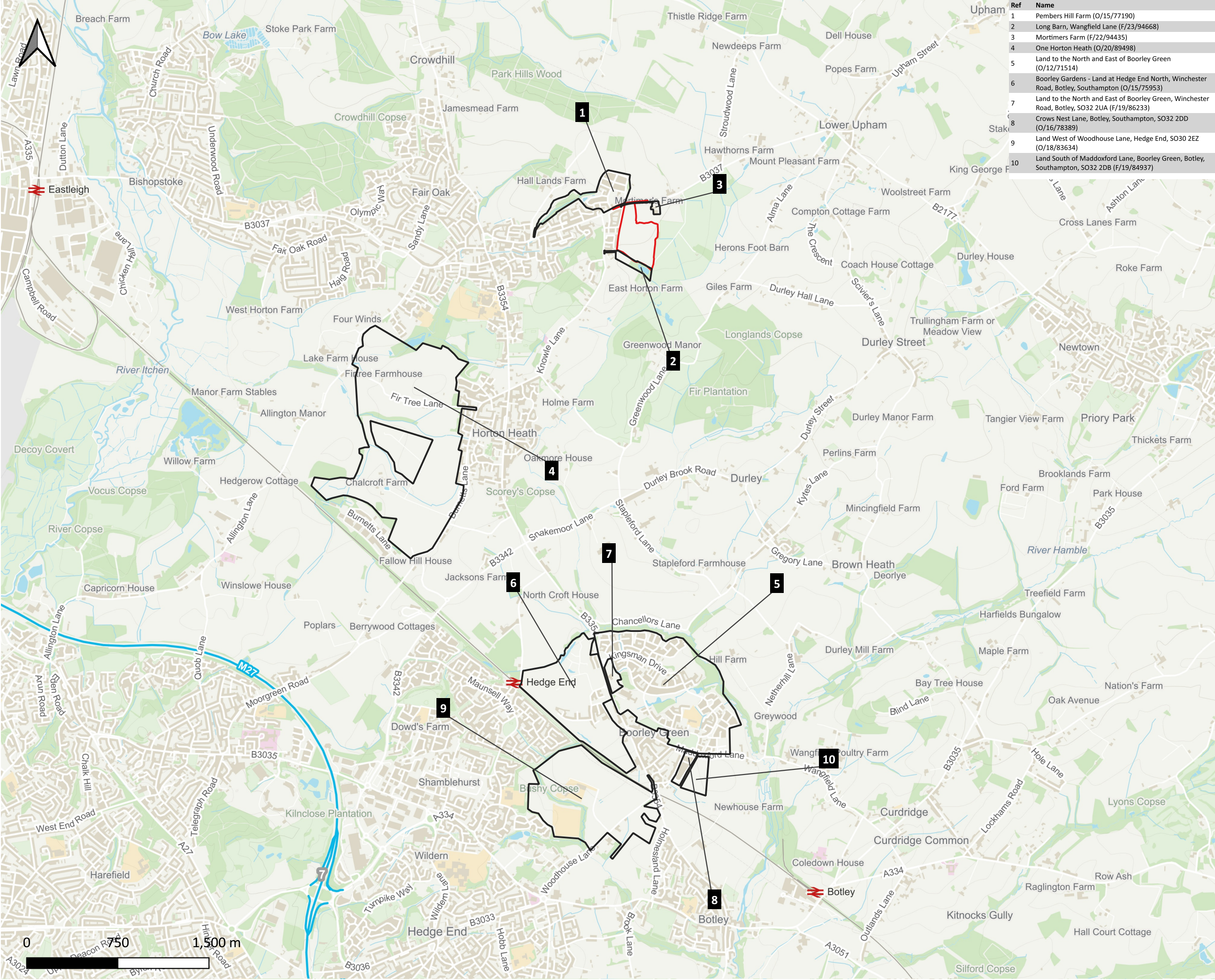
REVISION: _____
1.0

STATUS: _____
Final

DATE: _____
July 2024

SCALE: _____
1:5,600 @ A3

Turley



Ref	Name
1	Pembers Hill Farm (O/15/77190)
2	Long Barn, Wangfield Lane (F/23/94668)
3	Mortimers Farm (F/22/94435)
4	One Horton Heath (O/20/89498)
5	Land to the North and East of Boorley Green (O/12/71514)
6	Boorley Gardens - Land at Hedge End North, Winchester Road, Botley, Southampton (O/15/75953)
7	Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA (F/19/86233)
8	Crows Nest Lane, Botley, Southampton, SO32 2DD (O/16/78389)
9	Land West of Woodhouse Lane, Hedge End, SO30 2EZ (O/18/83634)
10	Land South of Maddoxford Lane, Boorley Green, Botley, Southampton, SO32 2DB (F/19/84937)

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Site Boundary

Cumulative Project

CLIENT:
Bloor Homes

PROJECT:
Fair Oak, Mortimers Lane

DRAWING:
Cumulative Project Project Plan

PROJECT NUMBER:
BLOS3037

DRAWING NUMBER:
Figure 1

CHECKED BY:
ET

REVISION:
1.0

STATUS:
Final

DATE:
July 2024

SCALE:
1:32,000 @ A3

Appendix

Schedule of Mitigation

Purpose

In line with Regulation 6, Paragraph 2(e) of the EIA Regulations project specific measures to avoid and/or prevent significant adverse environmental effects (i.e. mitigation measures) have been considered when appraising likely environmental effects. The EIA Regulations state that the inclusion of such measures and the extent to which they avoid and/or prevent adverse environmental effects should be considered by Eastleigh Borough Council (EBC) when formulating a Screening Opinion.

In order to support EBC, the mitigation measures identified within **Section 6** have been collated into a single Schedule of Mitigation set out below. The aim of the Schedule is to provide confidence to the local planning authority that mitigation identified is sufficient to avoid or prevent significant adverse effects and thus validate the determination of likelihood of significant effects as concluded within **Sections 6 and 7**.

It is envisaged that the mitigation outlined will be secure by a suitably worded planning conditions/s106 obligations as part of any planning approval, where appropriate, and the Schedule of Mitigation will be utilised by the Applicant and appointed contractor to control and deliver mitigation commitments.

Schedule of Mitigation

* C = Construction; O = Operational

Mitigation Measure	Mitigation Reference	Responsibility	Applicable Stage (C/O)*	Detail of Mitigation
Construction Environmental Management Plan (CEMP)	CM1	Principal Contractor	C	A CEMP will be prepared by the principal contractor in advance of the construction stage works and submitted to EBC for approval. The document will provide details and principles to avoid and effectively manage potential adverse effects upon the environment. It will include measures in line with all relevant government and industry standards, codes of practice and best practice measures, inclusive of but not limited to: • Construction (Design and Management) Regulations 2015; • Controlled Waste (England and Wales) Regulations 2012; • CIRIA (2001) C532 Control of water pollution from construction sites. Guidance for consultants and contractors. • CIRIA Report C572: Treated ground engineering properties and performance; • British Research Establishment document FB75: Building on Fill – Geotechnical Aspects; • British Standard 5228-1:2009 + A1:2014 Part 1 - Noise and Part 2 – Vibration; • BS 6031:2009: Code of Practice for Earthworks; and • BS 8582:2013: Code of practice for surface water management for development sites. Specific to the Proposed Scheme the following management plans will be detailed within the CEMP: • Construction Traffic Management Plan (CTMP) that will be prepared in line with best practice guidelines. Specifically, the CTMP will set out the proposed routing for all construction related traffic; management of all construction related traffic, including details of HGV Booking/management systems; delivery of large,

Mitigation Measure	Mitigation Reference	Responsibility	Applicable Stage (C/O)*	Detail of Mitigation
				oversized plant/machinery to the Site should take place outside of peak highway hours (where possible); and Vehicular parking, within the Site only. • A Dust Management Plan (DMP) to include measures in line with relevant guidance, such as providing screening for dust generating activities and covering any material stockpiles, implementation of a wheel washing system and regular site inspections and liaison with the local community. • A Site Waste Management Plan, which will set out measures / practices to minimise waste generation during construction. Including the re-use and recycling of materials where possible. • A Soil Management Plan, which will set out measures to ensure the appropriate management of soil resources during excavation and construction. This will include: details of who is responsible for supervising soil management; the re-use of soil on-site where feasible; methods for stripping stockpiling, re-spreading and improving the soils; and the provision for protecting in-situ subsoils to be retained from compaction damage. Specific to the Proposed Scheme, the following will be detailed within the CEMP: • Control measures for on-site exhaust emissions in line with best practice (e.g., no idling vehicles); • Construction lighting controls, including the use of sufficient lighting units for the task in hand to avoid the need for tall, wide beam lighting units; the reduction of fixed lighting outside construction working hours; any requirements for ongoing monitoring and liaison with stakeholders; and avoiding the illumination of foraging and commuting corridors; • Pollution prevention / control measures, including the use of bunded storage, designated wheel washing areas, screening stockpiles of materials, ongoing monitoring and liaison with relevant stakeholders, silt fencing, provision of emergency spill kits, earth movements will be controlled to reduce the risk of silt combining with run-off and implementation of protection measures to minimise

Mitigation Measure	Mitigation Reference	Responsibility	Applicable Stage (C/O)*	Detail of Mitigation
				silts and construction arisings, regular cleaning to remove loose sediments and prevent build-up of dust and mud and use of sediment traps; • Flood risk / water management measures, including awareness training for construction workers, the siting of material storage areas to avoid increasing flood risk off-Site. If required, a temporary drainage system will be installed to manage the surface water until the permanent drainage strategy has been implemented; • Controls to reduce / avoid exposure to contamination, including the provision of appropriate Personal Protective Equipment (PPE), completion of all works in accordance with risk assessments and method statements and use of monitoring equipment, safe-entry procedures and Respiratory Protective Equipment (RPE) where required; • General ecological protection measures, including relevant pre-commencement checks, vegetation clearance outside of the breeding bird season (March to August inclusive, although some species may breed outwith this period), unless no active nests are identified in a breeding bird survey within 48 hrs prior to works and due care during clearance / groundworks. If faunal species are unexpectedly encountered then works will cease and a suitably qualified ecologist contacted to provide further guidance; • Use of good construction site housekeeping, adoption of a sensible layout and installation of appropriate barriers (e.g. fencing / hoarding) to ensure site security, provide visual screening and protect retained features / habitats from accidental damage or pollution); • Where trees and hedgerows are retained, appropriate protective measures (i.e. protective fencing or construction exclusion areas) will be put in place prior to works commencing to ensure no damage occurs; • Toolbox talks and preparation of induction material so that construction workers are briefed on environmental features / sensitivities and utilities, etc; and

Mitigation Measure	Mitigation Reference	Responsibility	Applicable Stage (C/O)*	Detail of Mitigation
				Careful sourcing of construction materials to reduce associated GHG emissions as well as direct emission-reducing practices on Site.
Landscape Strategy	LV1	Applicant / Design team	C/O	A landscape strategy will be prepared for the Proposed Scheme. This will include the following: - Features / habitats for retention – The retention and buffering of green corridors to maintain green connectivity; the majority of existing hedgerow and mature trees along the boundary of the Site (barring those requiring removal for access); - Landscape planting / creation of new habitats to mitigate for the loss of vegetation across the Site - This will include structural planting, tree planting; creation of SuDS features; species rich wildflower grassland; scrub; and public open spaces; - Provision of a number of bat roosting features; - Creation of hibernacula for the benefit of reptiles, amphibians and invertebrate; and - Long term management and monitoring requirements.
Site security measures	SE1	Design Team	O	The Proposed Scheme will be designed in line with appropriate national guidance and standards with respect to crime prevention and safety.
Financial Contributions	SE2	Applicant	O	Financial contributions as appropriate will be made to EBC to help ease pressure of local education provisions and local health care provisions.
Operational lighting strategy	AL1	Applicant / Design Team	O	All future lighting installation will be designed and installed in line with relevant standards and guidance, including: - CIE 150: 2017 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition; - ILP GN01 - Guidance Notes for the Reduction of Obtrusive Light 2020; - BS 5489-1 : 2013 – Code of Practice for the Design of Road Lighting;

Mitigation Measure	Mitigation Reference	Responsibility	Applicable Stage (C/O)*	Detail of Mitigation
				• BS EN 13201-2:2015 – Road Lighting – Part 2: Performance Requirements; • BS EN 12464 – 2 2014 – Outdoor Work Spaces; SLL Guide to Limiting Obtrusive Light 2012; • SLL Lighting Handbook 2009; LG 6 (CIBSE) – The Exterior Environment 2016; and • ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.
Intrusive ground investigation	GC1	Appointed contractor(s)	C	To fully determine the type and extent of any contamination, intrusive ground investigations are being carried out prior to construction on-Site, including the testing of groundwater samples (if encountered) and examining the characterisation of the soils and groundwater beneath the Site. As part of the investigations, the depth and condition of the underlying natural subsoils and bedrock and suitable foundation bearing horizon will be determined.
Remediation and verification strategy	GC2	Appointed contractor(s)	C	Dependent on the extent and nature of any contamination identified on-Site from intrusive investigations, a Remediation Strategy will be prepared and implemented in advance of the main construction works taking place. This would be followed by a verification report, if required.
Foundations / earthworks strategy	GC3	Appointed contractor(s)	C	All necessary groundworks will be implemented in order to provide suitable development platforms (i.e. removal of any compressible / unstable ground encountered, appropriate foundation typology or shoring of ground) during enabling works and / or construction, in line with relevant standards and building regulations.
Fire Safety	MD1	Applicant / Design Team	C/O	Works will be undertaken in line with Fire Prevention on Construction Sites: Joint Code of Practice. The design of the proposed buildings will be in accordance with all relevant Building Regulations; BS9991 and BS9999 to reduce the risk of fire.
Waste Strategy	WR1	Applicant / Design Team	O	Appropriate waste storage facilities will be provided and refuse collection will be in accordance with EBC requirements.

Mitigation Measure	Mitigation Reference	Responsibility	Applicable Stage (C/O)*	Detail of Mitigation
Archaeological Mitigation	AR1	Project Archaeologist	C	A programme of archaeological fieldwork / investigations will be agreed with EBC archaeological officer and undertaken prior to the commencement of construction works.
Building design	CC1	Applicant / Design team	O	Residential buildings will be designed in accordance with Building Regulations (Part L1A), as a minimum, which is focused on the conservation of fuel and power in order to improve dwelling efficiency (and therefore require less energy and indirect GHG emissions). Residential buildings will be designed in accordance with the Building Regulations: Approved Document O (Overheating) to ensure that the increased temperatures associated with climate change are dealt with.
Drainage Strategy	WE1	Applicant / Design team	O	The Proposed Scheme will include SuDS features to manage on-site surface water drainage such as open swales and attenuation basins to restrict the discharge of surface water to an equivalent greenfield QBAR runoff rate which is equivalent to 5.65 l/s per hectare of developable area including an appropriate allowance for climate change.
Nutrient Credits	BD1	Applicant	O	Nutrient neutrality will be achieved for the Proposed Scheme through the purchase of nutrient credits proportionate to the scale of the Proposed Scheme and to be agreed with EBC.
District Level Licensing	BD2	Applicant	O	If Great Crested Newts are identified, the Applicant will apply for a DLL as part of the Proposed Scheme to mitigate any adverse effects on Great Crested Newts.
Noise Mitigation Strategy	NV1	Applicant / Design Team	O	Existing noise levels will be limited to such a level in order to comply with the internal noise thresholds set out within BS 8233/PPG and relevant local guidance on noise. Noise requirements of the Building Regulations Approved Document O will also be taken into account. A Noise Mitigation Strategy will be submitted as part of the Application to define the specific measures required in order to achieve the relevant criteria.

Mitigation Measure	Mitigation Reference	Responsibility	Applicable Stage (C/O)*	Detail of Mitigation
Off-site pedestrian / cycle Improvements	TA1	Applicant	O	Subject to agreement with the relevant highway's authorities (i.e Hampshire County Council and EBC) through a S106 or S278 agreement, the Applicant will provide a level of pedestrian and cycle improvements on Knowle Lane and B3354 (i.e. widening of footways, crossing facilities for cyclists, tactile paving etc). Details of spatial locations of these works will also be confirmed.
Travel Plans	TA2	Applicant	O	This will set out measures to encourage public modes of transport as well as sustainable modes of travel, such as walking and cycling.

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