Land North East of Fair Oak

EIA Screening Request

Boyer

Prepared on behalf of Croudace Homes Ltd | August 25

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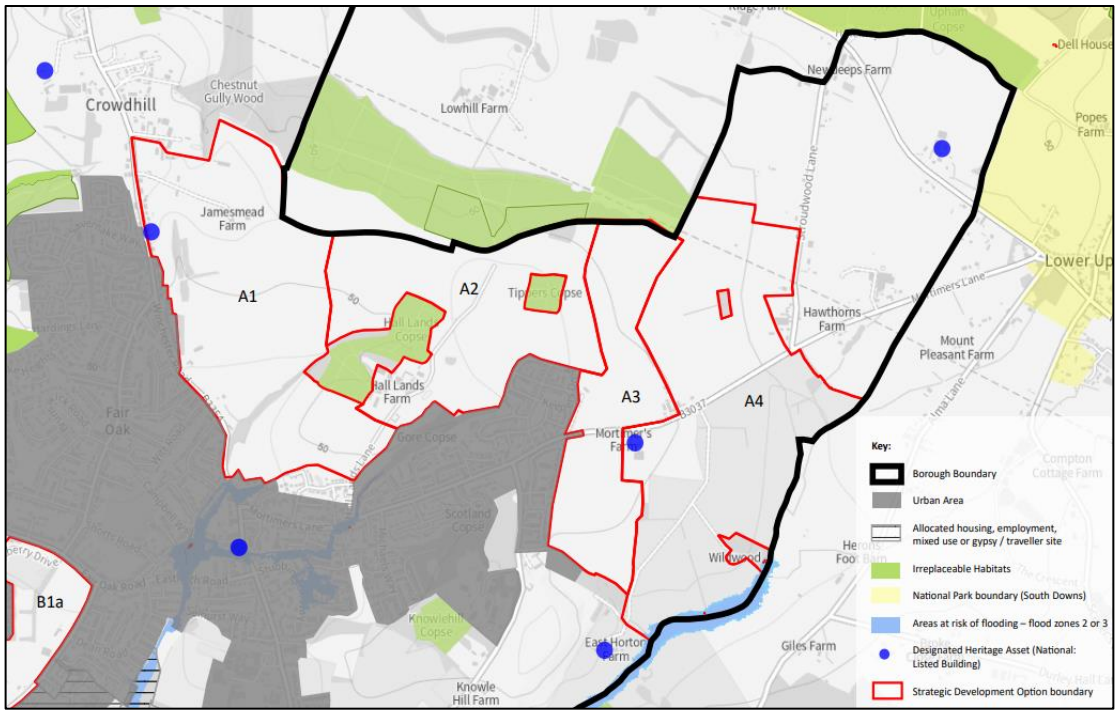
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1. INTRODUCTION

1.1 This report has been prepared by Boyer Planning, on behalf of Croudace Homes Ltd ('Croudace') and Highwood Strategic Land ('Highwood'). The document supports a request, made to Eastleigh Borough Council ('EBC'), that the Local Planning Authority ('LPA') adopt a screening opinion to determine whether the proposals at 'Land North East of Fair Oak' ('the Site'), as set out in this report, constitute Environmental Impact Assessment ('EIA') development.

1.2 The request for EIA screening follows the identification of the Site as forming the substantive part of one of a series of Strategic Development Options (SDOs), within the Local Plan Review 'Issues and Options' consultation, which was undertaken from December 2024 to January 2025. The request for EIA Screening, therefore, seeks to test the parameters of 'SDO A: North East of Fair Oak', and specifically, SDO parcels A1 + A2 + A3, which broadly constitute the area of land under Croudace and Highwood's control, save for the area south of Mortimers Lane.

1.3 The parcels are identified below, which is an extract from the Issues and Options Consultation document.



1.4 EBC's consultation document (at paragraph 18.37) identifies a potential development capacity (across parcels A1, A2, and A3) of 3,400 homes, along with other mixed uses, community facilities, and new infrastructure. As outlined in Section 2 of this request, the 'up to 3,400-homes' figure, which is subject to this request for EIA Screening, aligns with the

Council Local Plan consultation document. It is relevant that part of SDO Parcel A3 is currently subject to a separate planning application by Bloor Homes[1].

1.5 However, it should be noted that the scale of development that may be submitted in any planning application in due course is subject to change, both through ongoing EBC Local Plan work and the technical work being undertaken by Croudace and Highwood.

EIA Regulations

1.6 This report accords with the requirements of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations'). As such, in accordance with Regulation 6, the report (and associated appendices) provides the following;

"(a) a plan sufficient to identify the land (provided at **Appendix 1**)*;*

(b) a description of the development, including in particular—

(i) a description of the physical characteristics of the development and, where relevant, of demolition works;

(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;

(c) a description of the aspects of the environment likely to be significantly affected by the development;

(d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—

(i) the expected residues and emissions and the production of waste, where relevant; and

(ii) the use of natural resources, in particular soil, land, water and biodiversity; and

(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."

The Requirement for Environmental Impact Assessment

1.7 To determine whether the Proposed Development constitutes 'EIA development', regard must be had to the EIA Regulations, as well as the supporting Planning Practice Guidance ('PPG').

1.8 The EIA Regulations define 'EIA development' as development which is;

"likely to have significant effects on the environment by virtue of factors such as its nature, size or location"

[1] Ref. O/24/98619 – an Outline planning application proposing up to 245 dwellings, supporting uses and infrastructure, on Land South of Mortimers Lane, Fair Oak.

1.9 The Regulations indicate that EIA development falls within two 'Schedules'. Schedule 1 concerns development projects for which EIA is a mandatory requirement. Development falling within Schedule 1 includes proposals for large-scale industrial projects, such as oil refineries, power stations and airports.

1.10 In contrast to Schedule 1, proposals that fall within Schedule 2 only require EIA if they would lead to likely significant effects on the environment. Development proposals that fall within Schedule 2 must therefore be assessed against a number of relevant thresholds and criteria. Regulation 5(4) sets this out;

"Where a relevant planning authority or the Secretary of State has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority or Secretary of State must take into account in making that decision—

(a) any information provided by the applicant;

(b) the results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State; and

(c) such of the selection criteria set out in Schedule 3 as are relevant to the development."

1.11 This report seeks to enable EBC to determine the need for EIA. Accordingly, the following chapter of this report (**Section 2**) provides a description of the Site and the Proposed Development. **Section 3** provides a summary review of the EIA screening schedules, thresholds and criteria, as identified in the Regulations and PPG. **Section 4** then proceeds to examine the relevant Schedule 2 thresholds and criteria (and the indicative PPG criteria), against the Proposed Development. **Section 5** provides an equivalent assessment against the relevant Schedule 3 criteria.

1.12 **Section 6**, which finalises the report, proceeds to outline our conclusions. These are that the development proposals fall under Schedule 2 and have the potential for likely significant effects on the environment. We, therefore, seek the Council's view on whether the proposals are EIA development.

1.13 The report is accompanied by the following appendices;

- Location Plan (**Appendix 1**)

1.14 The report should also be considered alongside the appended plans and assessments, which set out potential assessment methodology, for the Council's consideration and comment, which are provided separately:

- Site Plan
- Arboricultural Survey Report
- Agricultural Land Classification Report
- Landscape and Visual Overview

- Heritage Technical Note
- Fair Oak Park Technical Note (Heritage)
- Geophysical Survey Report
- Ecology Technical Note
- Agricultural Land Classification and Soil Resources Assessment
- Transport Technical Note
- Hilson Moran Technical Note, encompassing; Noise and Vibration; Air Quality; Contaminated Land; Minerals; Flood Risk and Drainage; and Nutrient Neutrality.
- Framework Plan (as submitted to the Local Plan Issues and Options January 2025, and as amended August 2025)

2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

Site Description and Context

2.1 The Site (as indicated at **Appendix 1**) is situated to the northeast of Fair Oak, within the Borough of Eastleigh, Hampshire. It comprises approximately 115 ha of arable fields, with hedgerows and trees located along the field boundaries. The Site and wider area have been promoted as a suitable location for growth at Fair Oak, to meet the needs of the Borough.

2.2 The Site is undulating in nature, with the topography falling in multiple directions. Hall Lands Copse is located in the centre of the Site and excluded from the Site boundary (i.e., as depicted in **Appendix 1**). Tippers Copse, a deciduous woodland, is located within the site to the north-east.

2.3 Due to the Site's topography, the land drains towards several small watercourses. Most of the site drains southwards towards the Fair Oak Stream. However, part of the Site drains northwards towards Bow Lake, and another part drains eastwards towards the Horton Heath Stream.

2.4 The Site occupies an area of farmland at the north-eastern and eastern edge of Fair Oak, at the eastern extent of the built-up area of Eastleigh. The new development of 'One Horton Heath', as allocated in the adopted Local Plan, lies to the south of Fair Oak village.

2.5 The Site is bounded by Vicarage Farm Business Park, containing small office units, and Park Hill Woods to the north, and existing residential homes along Winchester Road to the west. To the south and south-west lie established (20th Century) residential areas, with more recent and ongoing new developments along the route of Mortimers Lane. The area east of Pembers Hill Farm, to the south-east beyond Mortimers Lane, becomes more open, flanked by farmland and paddocks within the Site and by greens and fairways at East Horton Golf Club.

2.6 The area enjoys excellent access to the local and strategic road network. Winchester Road (the B3335) directly connects to the M3, providing links to major employment centres, Basingstoke and London. Junction 7 of the M27 is also a 14-minute drive away, connecting to Portsmouth. It is also close to a high-frequency bus corridor providing connections to Eastleigh town centre and the rail station, with links to Southampton and Winchester.

Site Constraints

2.7 The Site is not regarded as a 'sensitive area' as defined in the EIA regulations. However, several environmental constraints have been identified and assessed. These are summarised below, before being considered in more detail in **Sections 4 and 5** of this Screening Request.

Landscape

2.8 A Landscape and Visual Overview (July 2024), (see **Appendix 2**) undertaken by CSA Environmental, accompanies this report. This provides significant additional information relevant to this request for EIA Screening and should be reviewed separately.

2.9 However, in summary, the Site is located within Landscape Character Area ('LCA') 7: Bishopstoke – Fair Oak Woodland and Farmland. Key characteristics of LCA 7 include an undulating ridgeline that indeed extends eastwards through the northern part of the Site, in addition to frequent woodland blocks and small copses, as well as a rectilinear pattern of small fields and hedgerow trees.

2.10 The document also states that the Site is not subject to any statutory or non-statutory landscape designations. The boundary with the South Downs National Park, the nearest statutory landscape designation, lies approximately 1 km northeast of East Parcel on the Portsmouth Road (B2177).

2.11 It is considered that, due to the limited visual envelope of the Proposed Development, landscape effects on the wider landscape would be limited to a perception of slightly more rooftops of scattered houses glimpsed amongst trees from a small number of vantage points to the east. These matters are considered in more detail in the Landscape and Visual Overview report itself, as well as in Sections 4 and 5 of this Screening Request.

Transport and Highways

2.12 A Transport Promotion Report (January 2025) is included at **Appendix 3**. This provides important additional details and should be reviewed in the context of this request for EIA Screening.

2.13 However, in summary, the report indicates that the Site is near existing amenities, pedestrian and cycle networks, and benefits from regular bus services. It further highlights that the Proposed Development would integrate with current transport infrastructure, including extending existing bus services to the Site, and provide improved facilities for non-car modes, particularly along the Bishopstoke Road corridor for journeys into Eastleigh.

2.14 Concerning vehicular access, the Proposed Development would introduce three vehicle access locations, supported by high-quality pedestrian and cycle infrastructure, which would be continued within the development:

- A roundabout on Winchester Road to the north;
- A roundabout or priority junction on Winchester Road to the south; and
- Right Turn Lane onto Mortimers Lane.

2.15 The proposed vehicular accesses have been developed in detail and reviewed through a Road Safety Audit. The audit has been deemed 'acceptable in principle' by Hampshire County Council (HCC) as the Local Highway Authority (LHA), following comprehensive discussions using HCC's pre-application service.

2.16 It is also proposed that a new 'relief road' within the Proposed Development will connect the northern and southern accesses on Winchester Road, thereby creating a bypass that would bring about significant improvements in the local area. The construction of the bypass would offer substantial benefits by easing congestion at existing junctions and enhancing accessibility across the existing Winchester Road.

2.17 The Site is crossed by several public footpaths and bridleways, providing access to the wider countryside. It is accessible via a network of pedestrian and cycle routes that offer good links to Fair Oak and Eastleigh. The Proposed Development, due to its location, can also deliver a number of off-site improvements to promote travel by sustainable modes, particularly along the Bishopstoke Road Corridor. Liaison has been undertaken with bus operators, confirming there is interest in extending existing bus services into the development to help improve overall bus service viability through increased patronage.

Ecology

2.18 An Ecology Technical Note has been prepared by CSA Environmental (see **Appendix 4**), which follows the preparation of a Preliminary Ecological Appraisal (PEA) in July and August 2023. The Technical Note should be reviewed in conjunction with this report.

2.19 In summary, the majority of the Site currently consists of monoculture grassland of low distinctiveness utilised for hay production, with areas of higher diversity and medium distinctiveness grassland mainly concentrated in the north-west of the Site. However, an extensive network of native hedgerows and lines of trees is also present throughout the Site, which represent habitats of ecological interest.

2.20 Additionally, Tippers Copse, located in the northern part of the site, and Hall Lands Copse, which is not part of the Site's 'redline boundary' (for this Screening Request), but is entirely enclosed by it, are both areas of Ancient and Semi-Natural Woodland (ASNW) and are also designated as Sites of Importance for Nature Conservation (SINCs).

2.21 Aside from those forming components of the international designations linked to the River Itchen and Solent, the Site is separated from nationally designated sites (such as Special Sites of Scientific Interest (SSSI), National Nature Reserves, and Local Nature Reserves) and locally designated sites by considerable distances, with agricultural land and urban landscapes acting as buffers. Natural England has confirmed that where no increase in overnight accommodation is proposed within 15km of the New Forest SAC/SPA designations, there will be no requirement for SANGs mitigation.

2.22 The Technical Note sets out that surveys are presently being undertaken for a range of protected and priority species, including bats, badgers, dormice, breeding birds, reptiles, great crested newts and invertebrates. It also states that a Habitat Condition Assessment ('HCA') of linear habitats, including hedgerows and watercourses, are being undertaken to inform the final design stage Biodiversity Net Gain (BNG) Assessment, as would accompany any future planning application.

2.23 It is noted that with an appropriate scheme design and the incorporation of adequate buffers, habitats may be retained and protected alongside development, providing opportunities for enhancement through new habitat creation to reconnect isolated woodland parcels.

Arboriculture

2.24 An Arboricultural Survey Report was prepared by Barton Hyett Associates in September 2024 and is contained in **Appendix 5**. This accompanying document should be separately reviewed, as it provides details relevant to this request for EIA Screening.

2.25 However, in summary, the survey recorded 395 arboricultural features, including 167 individual trees, 151 groups of trees, 71 hedgerows, and 6 woodlands. The latter includes an ASNW located to the north of the Site, as well as the two previously mentioned ASNWs/SINCs.

2.26 There are 5 Tree Preservation Orders ('TPOs') included in the survey data, encompassing individual trees, groups of trees, and woodlands. 55 individual trees are recorded as 'notable' and are of significant age and hold significant biodiversity value. Of these, 50 are English Oak, three are Common Ash, and one is a particularly large English Elm.

2.27 The document states that development should be outside of the ASNW buffers. Design proposals should also be tailored to ensure no impact within ASNW buffers. The Report advises against the removal of notable or category A trees, or trees protected by TPOs.

2.28 An Arboricultural Impact Assessment (AIA) would be prepared for submission in support of any future planning application.

Heritage and Archaeology

2.29 A Heritage Technical Note (January 2025), prepared by Orion Heritage, supports this request for EIA Screening as set out in **Appendix 6**.

2.30 To summarise, the Note confirms that there are no designated heritage assets within the Site. However, a total of 11 Grade II Listed Buildings are recorded within a 1 km study area. Five of these Grade II Listed Buildings are adjacent to the Site, including Mortimers Farmhouse, the Granary to the west of Mortimers Farmhouse, and the Barn to the southwest and southeast of Mortimers Farmhouse. Additionally, Poplar Cottage, Pyle Hill Cottage, and Willow Cottage are located to the west. There are no Conservation Areas situated on-site.

2.31 Additionally, a separate document, 'Fair Oak Parkland Technical Note', has also been prepared to consider which, if any, features survive from this 'lost' 19th-century estate. Again, this Technical Note should be reviewed separately, noting its conclusion that so much of the former Victorian estate has been lost that, in the absence of any local listing, it is doubtful whether it could be regarded as a heritage asset at all. However, if it were assessed as such, its historic significance would be negligible.

2.32 As further detailed in the Heritage Technical Note, a review of the Hampshire Historic Environment Record (HER) was undertaken to assess the Site's archaeological potential and

significance. This suggests that the Site may contain a prehistoric enclosure, described as 'an elongated rectilinear enclosure of uncertain date is visible on aerial photographs' (HHER 59789). The Technical Note also summarises a review of nearby (off-site) intrusive surveys, as well as aerial and LiDAR data.

2.33 A geophysical survey was subsequently undertaken across the development area to consider the potential for below-ground features. The survey mostly recorded post-medieval and modern agricultural anomalies with a few uncertain responses in the centre and eastern areas. A rectilinear enclosure with several ephemeral and discontinuous linear anomalies of possible archaeological origin was located at the southwestern end of the site. The location correlates well with the enclosure identified in aerial data referred to above and within the Heritage Technical Note.

2.34 In consultation with the LPA archaeologist, a programme of archaeological investigation will be undertaken in accordance with the NPPF. Initially, this will consist of a Written Scheme of Investigation and targeted trial trench evaluation to be followed by mitigation if required, depending on the evaluation results.

Flood Risk and Drainage

2.35 Consultants Hilson Moran have prepared a multi-disciplinary technical note (contained in **Appendix 7**), which considers flood risk and drainage matters relevant to the Site and Proposed Development in Section 6 of that document,

2.36 However, regarding flood risk, the Site lies within Flood Zone 1 and therefore is at low risk of flooding from rivers and the sea. The Environment Agency's long-term flood risk map shows that there are several surface water flow paths throughout the Site. Nonetheless, these are attributed to specific watercourses and flows, and the majority of the Site is not subject to surface water flood risk.

2.37 Surface water runoff generated within the Site will be managed by Sustainable Urban Drainage Systems (SuDS), ensuring that the proposed development can be made safe for its lifetime without increasing flood risk elsewhere. Runoff would be designed to be limited to the greenfield QBAR rate.

2.38 A Flood Risk Assessment (FRA) and Drainage Strategy would accompany any future application for planning permission at the Site.

2.39 Given the nature and scale of the proposed scheme, it is considered likely that flood risk and drainage will be scoped into the EIA and form part of a Water Resources Environmental Statement Chapter that will be required for planning.

Agricultural Land

2.40 An Agricultural Land Classification (ALC) Report is set out in Appendix 8, which provides information on agricultural and soil resources at the Site.

2.41 In summary, the report finds the distribution of ALC at the Site to be as follows:

- Grade 1 (Excellent Quality) – 3%
- Grade 2 (Very Good Quality) – 11%
- Subgrade 3a (Good Quality) – 43%
- Subgrade 3b (Moderate Quality) – 34%
- Grade 4 (Poor Quality) – 1%
- Non-Agricultural – 8%

2.42 As such, 77% of the land has been assessed to be of Subgrade 3a and 3b, which is of good/moderate quality. In their report, RAC explains that the predominant Grade 3 land has moderate limitations, which affect the choice of crops, timing and type of cultivation, harvesting, and the level of yield.

Education

2.43 Specialist education consultants EFM are advising on the pupil generation expected from the Proposed Development. They note that the Education Authority for the area is Hampshire County Council ('HCC'). The Site is also located relatively centrally within the boundaries of the Fair Oak and Horton Heath Ward.

2.44 Depending on the number of dwellings ultimately proposed through a future planning application, there is likely to be a requirement for at least one new three-form entry primary school on-site, including early years provision. For a development of 3,400 homes, 2 x two-form entry primary schools may be required, with one capable of accommodating a three-form entry primary school should expansion be needed in future.

2.45 In terms of secondary provision, there are three schools in the Southern Parishes Planning Area, as shown in **Figure 2.1** below.

Figure 2.1 Secondary School Provision



2.46 The schools identified in Figure 2.1 have a combined capacity of 3,900 pupil places across years 7-11. In 2030/31, they are forecast to have a 3% surplus (128 available places). Of these schools, Deer Park Secondary is identified as having the potential to expand on its site from the current seven-form entry to nine-form entry.

2.47 EFM further advises that it would be appropriate for this development to contribute funding towards additional secondary school capacity, likely through expansion of nearby Wyvern College. Initial discussions are ongoing with HCC to explore the feasibility of such an expansion.

2.48 It is also noted that HCC will request funding for Special Education Needs (SEN) provision. It is expected that additional SEN provision will be delivered off-site, again at a level proportionate to the eventual scale of the development.

Ground Contamination

2.49 Section 4 of the Hilson Moran Technical Note contained in **Appendix 7**, provides a preliminary assessment of the potential for significant soil and/or groundwater contamination and elevated ground gases at the Site.

2.50 In summary, the Site has been in agricultural and related uses since the earliest available historical map of 1868, when the Site primarily comprised undeveloped fields likely in agricultural use. This serves to limit expected sources of potential on-site contamination to activities including crop growing and livestock keeping, as well as Made Ground materials arising from the historical demolition of buildings and potential infilling of ponds. Additional potential 'point sources' of contamination are identified, such as an electricity substation, waste/scrap metal storage, and rusted agricultural structures.

2.51 The Technical Note provides further details on the potential risk from radon, asbestos, and unexploded ordnance. It discusses the sensitivity and vulnerability of controlled water resources and ecological receptors to contamination. However, none of the above are considered to represent significant or unconventional sources of potential contamination, and several standard mitigation measures can be implemented as part of the planning process.

2.52 It is considered likely that Ground Conditions and Contamination will be scoped out of the EIA, and a standalone Phase 1 Contaminated Land report will be required for planning.

Air Quality

2.53 Section 3 of the Hilson Moran Technical Note contained in **Appendix 7** discusses air quality, stating that an Air Quality Assessment should be prepared to evaluate potential impacts on air quality levels, including Nitrogen Dioxide (NO_2) and Particulate Matter (PM_{10} and $PM_{2.5}$). The methodology and initial analysis described in the Technical Note should be reviewed to support EBC's Screening Opinion.

2.54 Regarding the baseline position, the Technical Note confirms that the site is not situated within any of EBC's declared Air Quality Management Areas (AQMAs). However, it is also observed that;

"The Latest monitoring report published in 2024 identified that generally across the district, air quality has been improving year on year. During 2023, a reduction in concentration of NO2 was measured at all monitoring locations and no exceedances of objective levels were recorded. Results from 2023 continue a falling trend in pollution, which had been identified at most locations within the existing AQMA's".

2.55 Concerning the operational position, the Technical Note indicates that the nature and scale of the Proposed Development could result in a substantial uplift in the number of vehicles along the local road network due to the operation of the Site, including travelling through declared AQMAs. However, with mitigation incorporated into the design (such as active travel measures, a mobility hub, and public transport enhancements) and with the transition towards electric vehicles, alongside local planning policy driving improvements in local air quality, potential impacts would be reduced.

2.56 It is considered likely that Air Quality will be scoped into the EIA, and an Environmental Statement Chapter will be required to support any planning application. A proposed Scope and Methodology for this assessment has been provided in Section 3 of the Hilson Moran Technical Note (see **Appendix 7**).

Nutrient Neutrality

2.57 Section 7 of the accompanying Hilson Moran Technical Note at **Appendix 7** sets out an initial assessment of the issues associated with, and the strategies and options to deal with, Nutrient Neutrality (NN) matters.

2.58 In summary, the Site is situated within an area draining into the Solent, and therefore, the discharge into the Solent must demonstrate nitrogen (N) neutrality. The Site also lies on the watershed boundaries between two river catchments: the Itchen and the Hamble, with most of the Site draining into the former. The Itchen also requires phosphorus (P) neutrality to be demonstrated alongside nitrogen (N) neutrality.

2.59 The Technical Note identifies preliminary N and P loadings. The TN and TP yield would depend on the scale of development ultimately provided. However, 3,400 homes would be expected to yield circa 2028.89 TN (kg/yr) and 82.594 TP (kg/yr). These yields are subject to revision following a more detailed bespoke assessment of current agricultural nutrient inputs, as permitted by Natural England.

2.60 Several mitigation strategies are identified. This includes measures to minimise water consumption, an on-site bespoke package plant, and the potential to purchase N and P credits through EBC's scheme, the Solent Catchment Market or other suitable nutrient credit provider. Notable also are the provisions of the Planning and Infrastructure Bill, and the Government's associated intention to address nutrient pollution strategically.

2.61 It is considered likely that Nutrient Neutrality will be scoped into the EIA and form part of a Water Resources Environmental Statement Chapter that will be required for planning. A Scope and Methodology for this has been provided in Section 7 of the Hilson Moran Technical Note.

Minerals

2.62 Section 5 of the accompanying Milson Moran Technical Note (contained in **Appendix 7**) addresses the potential for the Proposed Development to impact mineral resources. This note should be reviewed separately to inform EBC's Screening Opinion.

2.63 In summary, much of the Site lies within a Mineral Safeguarding Area (MSA), as identified at Policy 15 of Hampshire Minerals and Waste Plan (2013). The Technical Note suggests that much of the geological formations at the Site are unlikely to support viable economic extraction.

2.64 However, it is acknowledged that the "*Whitecliff Sand Member and the Durley Sand Member overly London Clay formations in the south / south-west and central south of the Site, respectively*". This is suggested to potentially present an opportunity for economically viable extraction, albeit with a likely requirement for further ground investigation (as would support a future planning application at the Site).

2.65 It is considered likely that Mineral Resources will be scoped out of the EIA, and a standalone Minerals Assessment report will be required for planning.

Planning History

2.66 There are various planning applications and permissions associated with the Site. However, these comprise minor applications and proposals for agricultural-related works. Note that EBC's online planning register only displays applications from 2004 onward. As such, there may be further historic applications, but these are unlikely to be directly relevant to the current proposals.

2.67 The Site has been identified as a potential area for strategic growth within EBC's 'Issues and Options' Local Plan Review consultation, which took place between 4 December 2024 and 29 January 2025. Specifically, the Site is identified as Strategic Development Option A (SDO A).

2.68 Additionally, the site was previously part of the North of Bishopstoke and North and East of Fair Oak SGO, which was proposed for allocation in the Submission Version of the 'Eastleigh Borough Local Plan 2016 – 2036' (the Local Plan) through Draft Policy S5. The proposals at that time included 5,300 homes and supporting infrastructure such as schools, employment land, and a district centre. However, this proposed allocation was not included in the final version of the Local Plan when it was adopted in April 2022.

Proposed Development

2.69 The Proposed Development will comprise an Outline planning application(s) for up to a maximum of 3,400 homes (a figure which is based on the EBC emerging Local Plan Issues and Options for SDO A: North East of Fair Oak[2]) a new primary school and early years facilities, a local centre including a mix of uses, a mobility hub, a network of multifunctional

[2] Albeit Parcel A3 includes some land not in Croudace and Highwood's control, notably Land South of Mortimers Lane, which is subject to a planning application by Bloor Homes for up to 245 dwellings.

green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features.

2.70 The proposed description of development is as follows;

"Up to 3,400 homes, a new primary school and early years facilities, a local centre including a mix of uses, a mobility hub, a network of multifunctional green infrastructure, landscaping, public open space, new pedestrian, cycle and vehicular accesses, and SuDS features."

2.71 The key elements of the emerging proposals are explained below.

- Up to a maximum of 3,400 homes;
- 35% affordable housing;
- A mixture of house types and sizes;
- Potential for Self-Build and Custom Housebuilding plots;
- Lifetime Homes;
- Primary School with Pre-school;
- Local centre, including a convenience food store;
- Community facilities and infrastructure;
- Potential for new allotments;
- Three vehicular access points;
- Providing 10% biodiversity net gain (BNG);
- Public Open Space;
- SuDS;
- Parking provision in compliance with relevant standards; and
- Building design and sustainability measures.

Framework Plan

2.72 A Framework Plan is included in **Appendix 9**. The plan represents one way in which the Local Plan Issues and Options SDO A: North East of Fair Oak could be delivered, based on an assessment of constraints and opportunities and the technical work referred to above, undertaken by Croudace and Highwood.

2.73 Set out is a summary of the framework plan components:

- Local centre uses situated within the western parts of the site, towards the existing settlement;
- Mobility hub to be situated in relation to the local centre, and bus route circulation through the site;
- New purpose-built pedestrian and cycle infrastructure, and integration of already improved PRoW network within the overall movement strategy;
- Smaller community facility node within the eastern part of the site, expected to include a café and co-working space;

- Primary school and associated land within a central point, to be walkable for future residents across the site;
- Child nurseries / early years facilities, associated with the school, the local centre and in the east;
- Denser development within the western part of the site, lower development densities towards the east, following topographies and responding to site features;
- Plays areas and informal spaces situated across the site; and,
- Retention of key woodlands, trees, and hedgerows, and new woodland planting. 50m buffer provided towards Ancient Woodland / SINCs.

2.74 The Framework Plan was submitted as part of Croudace's response to the Eastleigh Borough Council Local Plan Issues and Options Consultation in January 2025, and has been subsequently refined.

Construction Phase Description

2.75 Subject to the emerging Local Plan process, following the grant of Outline planning permission, separate Reserved Matters consents will be required before the commencement of development.

2.76 It is anticipated that the construction stage will last for approximately 15 years following the grant of Outline planning permission, reserved matters submissions and discharge of relevant conditions, and other obligations.

2.77 The Proposed Development will be implemented in phases, with a phasing strategy to be agreed in due course, as part of any future planning application at the Site.

Mitigation

2.78 During demolition, construction and operational phases, standard best practice measures have been considered to minimise adverse effects.

2.79 During construction, mitigation is to be provided in the form of a Construction Environment Management Plan ('CEMP') and other related measures, such as a Site Wide Waste Plan (SWMP). Works on Site will be undertaken in accordance with the arboricultural, ecological and archaeological protection measures recommended in the surveys and assessments conducted in support of a future planning application.

2.80 Additionally, the construction will occur in accordance with all consents, permissions and licences, as may be issued by the Environment Agency, Natural England, Historic England, the LHA, LPA, and any other statutory bodies as relevant.

2.81 During the operational phase, mitigation will be integrated into the Proposed Development. This will be achieved through the proposed approach to land use and design, guided by the planning application process.

2.82 Further measures will be introduced through a Residential Travel Plan (a Framework Residential Travel Plan will be expected to form part of a future planning application and be conditioned thereafter), a lighting strategy to minimise light spillage and pollution, measures to ensure a satisfactory acoustic environment, and landscape improvements to supplement the existing vegetation structure at the boundaries and across the site to enhance biodiversity.

2.83 Any future planning application will be supported by a Transport Assessment, which will fully assess the impacts of the development and provide mitigation where necessary to help minimise impact on the local community, queues and delays, which will overall reduce congestion and emissions.

2.84 The proposals will also comply with Building Regulations and LPA standards (e.g. for fire access, refuse and recycling, renewable energy and electric vehicle charging).

3. EIA SCREENING: SCHEDULES, THRESHOLDS AND CRITERIA

3.1 EIA Regulation 6 indicates that, when determining if a Proposed Development constitutes EIA development, regard should be had to whether;

- The Proposed Development is listed in 'Schedule 1'
- The development proposal is listed in 'Schedule 2'
- The Site is located in a 'sensitive area' or could affect a sensitive area;
- The proposals meet the relevant thresholds and criteria defined in Schedule 3; and,
- The proposal would lead to likely 'significant effects' on the environment.

Schedule 1

3.2 The EIA Regulations confirm that projects falling under Schedule 1 will always need to be subject to EIA. The Proposed Development at Land North East of Fair Oak is not Schedule 1 development.

Schedule 2

3.3 Projects of a type listed under Schedule 2 may be classed as EIA development, subject to the Site's location (including if it is within a sensitive area) and/or whether any of the thresholds or criteria (identified under Schedule 2, Column 2) are met.

3.4 The EIA Regulations, 2 (1), and the PPG (paragraph 032), define sensitive areas as 'Sites of Special Scientific Interest ('SSSI') and European Sites; National Parks, the Broads and Areas of Outstanding Natural Beauty ('AONB'); and, World Heritage Sites and Scheduled Monuments. The PPG adds that;

"In certain cases, local designations which are not included in the definition of "sensitive areas", but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required."

3.5 It is further noted that 'Schedule 2' development proposals on sites in proximity to sensitive areas, and which may result in significant effects, may also require EIA. However, the PPG also confirms that it "*does not follow that every Scheduled 2 development in (or affecting) these [sensitive] areas will automatically require and Environmental Impact Assessment*."

3.6 The Proposed Development Site is not located within or near a 'sensitive area' as defined in Regulations.

3.7 The Site does not contain or border any nationally designated areas for ecological importance (e.g. SAC, SPA, SSSI or LNR), other than the two ASNWs: Tippers Copse, which lies within the North Parcel, and Hall Lands Copse, which is entirely surrounded by the Site.

3.8 The Site does not contain any nationally designated Listed buildings, Scheduled Monuments, Registered Parks and Gardens, battlefields or World Heritage Sites.

Schedule 3 – Selection Criteria for Screening Schedule 2 Development

3.9 The third Schedule of the EIA Regulations sets out the selection criteria for Screening Schedule 2 Development, relating to site / project-specific matters. These are:

Characteristics

a. The size and design of the whole development;

b. Cumulation with other existing development and/or approved development;

c. The use of natural resources, in particular land, soil, water and biodiversity;

d. The production of waste;

e. Pollution and nuisances;

f. The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and

g. The risks to human health (for example, due to water contamination or air pollution).

Location

a. The existing and approved land use;

b. The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground ; and,

c. The absorption capacity of the natural environment.

Potential Impact:

a. The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);

b. The nature of the impact;

c. The transboundary nature of the impact;

d. The intensity and complexity of the impact;

e. The probability of the impact;

f. The expected onset, duration, frequency and reversibility of the impact;

g. The cumulation of the impact with the impact of other existing and/or approved development; and,

h. The possibility of effectively reducing the impact.

Schedule 4 - Consideration of Cumulative Effects

3.10 Schedule 4 of the EIA Regulations requires consideration of a Proposed Development cumulatively with other existing and/or approved development. Guidance on the

consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

"Each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."

3.11 The tables in this Section identify and describe 'approved schemes', which have been granted planning permission, within the surrounding area, as well as schemes that are judged to be pending approval. These schemes are either located in proximity to the Site or otherwise have some relationship to the Site/proposals and therefore merit consideration.

Potential Cumulative Schemes

3.12 **Table 3.1** identifies the approved schemes within the area surrounding the Site. We would be grateful for EBC's comments on the identified list. In case of confusion, the 'greyed out' boxes are Reserved Matters Schemes pursuant to the original Outline planning applications above.

Table 3.1 Approved Schemes

Site and Planning Reference and Location	Summary Description	Distance to Project Site
O/25/99534 – Land at Denhams Corner, Snakemoor Lane	Outline application for up to 150 dwellings	Between 2-3km
O/24/98619 – Land South of Mortimers Lane, Fair Oak	Outline application for up to 245 dwellings and up to 350sqm multi-functional building	Within 1km
O/18/83698 – Land North and East of Winchester Street	Outline application for up to 375 dwellings – granted 24/03/2022	>5km
O/18/83634 – Land West of Woodhouse Lane, Hedge End	Hybrid application inc. outline for up to 605 dwellings – granted 06/09/2019	Between 4-5km

O/20/89498 – Land at Burnetts Lane (One Horton Heath)	Outline application for up to 2,500 dwellings	Between 1-2km
F/20/89500 - Land West of Burnetts Lane (One Horton Heath)	Full planning permission for 381 homes – granted 19.04.2023	Between 1-2km
O/15/77190 – Pembers Hill Farm, Mortimers Lane	Outline application for up to 250 dwellings – granted 23/05/2018	Within 1km
RM/18/83278 – 3 Pembers Farm Avenue, Fair Oak	RM approval for 242 new dwellings and the retention of 2 existing homes – approved 28/11/2018	
O/12/71514 – Land to North and East of Boorley Green, Winchester Road	Outline application for up to 1,400 homes – granted 13/06/2013	Between 3-4km
R/15/77595 – Land North and East of Boorley Green, Botley	RM approval for the erection of 441 new dwellings – approved 06/05/2016	
R/16/79470 – Land to the North and East of Boorley Green, Winchester Road	RM approval for the erection of 889 new dwellings – approved 13/10/2017	
O/15/75953 – Boorley Gardens, Land at Hedge End North, Winchester Road	Outline application for up to 680 homes and land for 2FE primary school – granted 05/05/2015	Between 3-4km
RM/17/81628 – Land to the North West of Boorley Green	RM approval for 301 residential dwellings – approved 16/01/2019	
RM/18/84466 – Land North West of Winchester Road	RM approval for 143 dwellings – approved 09/04/2021	
RM/19/86658 – Land North West of Winchester Road	RM approval for 236 residential dwellings – approved 05/04/2022	
F/23/94668 – Land East of Knowle Lane, Fair Oak	Construction of 5no. general industrial buildings (Use	Within 1km

	Class B2) – granted 14/07/2023	
F/19/84937 – Land South of Maddoxford Lane, Boorley Green	Full application for 73 homes – granted 27/05/2022	Between 4-5km
O/16/78389 – Crows Nest Lane, Botley	Outline application for up to 50 dwellings – granted 28/07/2017	Between 4-5km
RM/18/83875 – Land off Crows Nest Lane, Boorley Green	RM approval for 50 dwellings – approved 25/11/2019	
F/19/86233 – Land to the North and East of Boorley Green, Winchester Green	Full application for 67 residential units and retail use – granted 28/05/2021	Between 4-5km
O/25/99506 – Navigator Quarter, Eastleigh	Hybrid application: Outline for employment floorspace; Full for initial infrastructure works and new access.	Between 4-5km

Commentary on Potential Cumulative Sites

3.13 Regarding the approved developments at Boorley Green (Refs. O/12/71514, O/15/75953, O/16/78389, F/19/84937 and F/19/86233) and the respective Reserved Matters ('RM') approvals, construction has commenced and is well underway. More than half of the overall site has already been developed, with a total of 2,200 dwellings benefitting from detailed planning approval.

3.14 The development approved under application reference O/15/77190 (Pembers Farm), and subsequent RM consents, appears to have been ostensibly completed, subject to the final discharge of planning conditions. It is reasonable to assume that work to implement any future planning permission on Land North East of Fair Oak will commence after this point.

3.15 Concerning Outline permissions ref. O/18/83698 and ref. O/18/83634 (Uplands Farm, Botley), there have been RM approvals and discharge of conditions submissions (in late 2024 and early 2025). However, as yet, there appear to have been no RM submissions for residential dwellings. It is therefore unknown when development is set to commence, although the recent activities described suggest that construction would be well underway at Uplands Farm before any future consented development on the subject Site commences.

3.16 Regarding the developments approved under ref. F/19/84937, F/19/86233, and RM/18/83875 (Land South of Maddoxford Lane, Boorley Green, Botley), it is understood that construction has started on the site. However, it is unclear when the final completions are expected, and there may be some overlap with construction work on the Land North-East of Fair Oak.

3.17 There are also two submitted applications, which are yet to be determined (Refs. O/25/99534 and O/24/98619), but which might be expected to secure planning approval, noting the five-year housing land supply position. If approved, these are likely to be under construction around the anticipated commencement date for Land North East of Fair Oak.

3.18 It is notable that ref. O/20/89498 (up to 2,500 homes, at 'One Horton Heath') benefits from a resolution to grant, but a Section 106 Agreement has yet to be concluded. It is conceivable that the build period for One Horton Heath will coincide with that of the proposed development on Land North East of Fair Oak. Additionally, it is also expected that ref. F/20/89500 (as a separately approved 'phase' of development at One Horton Heath) will be under construction when works commence at the subject Site.

Planning Practice Guidance: Indicative Thresholds (for Schedule 2 Projects)

3.19 The Planning Practice Guidance (PPG), at paragraphs 057 and 058, indicates that the threshold for determining whether a proposal requires EIA, correlates with the relative environmental sensitivity of the location. Paragraph 032 clarifies that an Environmental Impact Assessment is more likely to be required if the project affects the features for which the sensitive area was designated.

3.20 **Table 3.2** below outlines the indicative criteria and thresholds identified in the PPG, alongside issues that are likely to be considered. The 'Development Type' is '10(b) Urban development projects'.

Table 3.2 Urban Development Projects

Development Type	Schedule 2 Criteria and Thresholds	Indicative Criteria and Threshold	Key Issues to Consider
10(b) Urban Development Projects, including the construction of Shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas	(i) the development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings: or (iii) the overall area of the development	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than previous use, or the type of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000sq m of new commercial floorspace; or	Physical scales of such developments, potential increase in traffic, emissions and noise.

	exceeds 5 hectares.	(iii) the development would have significant urbanising effect in a previously nonurbanized area (e.g. a new development of more than 1,000 dwellings).	

3.21 The thresholds and criteria identified above are assessed against the Site and the Proposed Development in **Section 4**, overleaf.

4. EIA SCHEDULE 2: SCREENING ASSESSMENT

Schedule 2 Assessment

4.1 The following Section of this report considers the Proposed Development against the 'Schedule 2' criteria and thresholds set out in the EIA Regulations, and the indicative criteria and thresholds presented in the Planning Practice Guidance (as summarised in the preceding Section of this report).

4.2 The development proposals are first considered against Schedule 2, 10 (b) Urban Development Projects'.

4.3 **Table 4.1** below reviews the criteria identified above in relation to the Proposed Development, as assessed against development type 10 (b) (column 2 of **Table 3.2** above).

Table 4.1 EIA Regulations: Schedule 2 Thresholds and Criteria

Schedule 2, 10 (b) Urban Development Projects	
EIA Regs. Applicable Thresholds & Criteria	**Assessment of the Proposed Development**
i)The development includes more than 1 hectare of urban development which is not dwellinghouse development; or ii) The development includes more than 150 dwellings; or iii) The overall area of the development exceeds 5 hectares	The Site extends to approximately 115 hectares. The development proposes up to 3,400 dwellings with associated infrastructure and landscaping. Accordingly, the Proposed Development meets the threshold set out in Schedule 2 10 (b) Urban Development Projects (i.e., over 150 homes on a site exceeding 5 hectares in size).

4.4 **Table 4.2** below reviews the criteria identified above in relation to the Proposed Development, as assessed against the criteria and thresholds set out in the PPG (columns 3 and 4 of **Table 3.2** above).

Table 4.2 Indicative PPG Thresholds and Criteria, and 'Key Issues for Consideration'

Schedule 2, 10 (b) Urban Development Projects	
PPG Criteria & Threshold	**Assessment of the Proposed Development**
Environmental Impact Assessment is unlikely to be required for the redevelopment if land unless the new development is on a significantly greater scale that the previous one, or the types	The Site is predominantly undeveloped and primarily comprises of arable land. As a consequence, it is unlikely that the Site will be contaminated in any significant way.

of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) Area of the scheme is more than 5 hectares; or (ii) It would provide a total of more than 10,000 sq. m of new commercial floorspace; or (iii) The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)	As the Site proposes a development of more than 1,000 dwellings in a previously non-urbanised area, it is considered that the development could have 'significant urbanising effects' under Schedule 2 10(b).

5. EIA SCHEDULE 3: SCREENING ASSESSMENT

Schedule 3 Assessment

5.1 The following Section considers the Proposed Development against the 'Schedule 3' criteria and thresholds set out in the EIA Regulations (as summarised in **Section 3** of this report).

5.2 Where applicable, the paragraph number from the Government's TCPA (EIA) Regulations 2017 Screening Matrix is inserted at the start of the criteria for cross-referencing purposes.

Table 5.1 Schedule 3 Criteria

1. Characteristics of the Development	
a) The size and design of the whole development	
Does the size of the development fit with the existing environment?	The Site adjoins the built-up settlement of Fair Oak to the south and west. The Proposed Development therefore occurs within the context of an existing built-up residential area, albeit the Site is currently in agricultural use. The Site covers approximately 115 hectares. A development of approximately 3,400 dwellings would serve as an urban extension to Fair Oak, which is classified as a 'Larger Village' (Tier 3/4) in the Local Plan Settlement Hierarchy (Adopted June 2022). The development would feature retail, education, and other facilities, as well as new infrastructure. The development would therefore be expected to enhance the sustainability of Fair Oak. As is usual with Sites of this scale, it is expected that open space, SuDs and other multifunctional green infrastructure will comprise approximately 50% of the Site, with approximately 50% being the developable area. This ratio will enable the retention and protection of existing environmental features where possible and appropriate, and secure new planting, landscape and biodiversity enhancements.
Does the design of the development fit with the existing environment?	The Site adjoins a significant existing and primarily residential area in the north of Fair Oak. The proposals will include substantial areas of green infrastructure, including public open space and recreational facilities, which respond to the existing land uses and site features. New boundary planting will be provided to reflect the intrinsic character and vegetation structure of the surrounding

	landscape, and to establish a new / reinforced tree structure across the Site. Fair Oak has experienced recent expansion to the east and north of the settlement. Strategic growth to the north east, close to the centre of the settlement and its facilities, represents a suitable pattern of development in the context of the existing settlement (noting the identification of SDO A).
b) Cumulation with other existing development and/or approved development	
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	The Proposed Development comprises approximately 3,400 homes. Without mitigation, these additional homes may give rise to unacceptable levels of impact during either the construction or operational phases when considered together with other planned developments in the area. It will be possible to manage any in-combination cumulative construction stage impacts through a Construction Environment Management Plan (CEMP) and a Construction Transport Management Plan (CTMP). It is considered that these conventional measures will provide effective mitigation. Operational phase impacts are likely to be primarily localised, with limited impacts, including on traffic flow at nearby junctions during peak hours, subject to the implementation of appropriate mitigation measures (such as a package of measures to promote active travel and to enhance the availability of public transport). The Site is also inherently close to the village centre, and the land uses proposed (notably the school and local centre) will promote trip internalisation, as part of a vision-led transport strategy, consistent with national planning policies.
Could this project be regarded as part of a larger development project and can it proceed as a separate application?	The Site will deliver a standalone development, as reflected in the Location Plan and Framework Plan, representing a logical extension to Fair Oak.

c) The use of natural resources, in particular land, soil, water and biodiversity	
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	The construction and operational phases may involve actions that will cause substantial physical changes to the topography of the Site itself. The wider area will not be impacted.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	The project may utilise natural resources, both above and below ground, that are non-renewable or in short supply. However, these will be managed through appropriate and conventional practices.
(d) The production of waste	
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Waste will be produced during the construction stages of the project. This will be reused within the site boundary where possible (under appropriate permissions/plans such as a Materials Management Plan (MMP)) or stored and then sustainably disposed of. A Construction Environment Management Plan (CEMP) will be prepared to manage the disposal of waste during construction.
(e) Pollution and nuisances	
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Potential air quality impacts will need to be considered due to the scale of the development, and potential traffic movements will require mitigation as necessary (and as described previously). The Site is not situated within an Air Quality Management Area

	(AQMA); however, it is likely that development-generated traffic will enter the Eastleigh AQMA. Additionally, the proposals do not include industrial or other land uses that might be expressly expected to release hazardous, toxic or noxious substances into the air.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	There is potential for localised noise and vibration impacts during the construction phase. These effects will be mitigated and controlled through a Construction Environment Management Plan (CEMP) and a Construction Transport Management Plan (CTMP) (or equivalent). These noise sources will be suitably controlled and mitigated through best practice measures to reduce noise, including the design of the Site layout and plant, and through screening where appropriate. This can be controlled via appropriate worded planning conditions. In addition, there is potential for permanent noise impacts during the operational phase, due to new plant installation and operational traffic. The impact on existing and future sensitive receptors will be assessed in accordance with relevant standards and guidance. The suitability of the site for residential use will also be evaluated against applicable standards and guidance. In summary, the assessment related to noise and vibration will be: **Construction Noise and Vibration:** An evaluation of noise and vibration levels generated by key construction activities, along with an assessment of the likely significant effects on identified sensitive receptors, will be undertaken using the guidance set out in BS 5228-1:2009+A1:2014, BS 5228-2:2009+A1:2014, BS 7385-1/2:1993, and BS 6472-1:2008. **Road Traffic Noise:** The potential impact of changes in road traffic noise levels due to construction and operational traffic will be assessed. This will include effects on existing, future and introduced sensitive receptors, using the Calculation of Road Traffic Noise

	Memorandum (CRTN) and the Design Manual for Roads and Bridges (DMRB) guidance. **Fixed Plant Noise Limits:** Appropriate noise limits will be specified for any future fixed plant installations on-site. These limits will be based on surveyed background (L_{A90}) noise levels at identified sensitive receptors and will follow the guidance in BS 4142:2014+A1:2019 and local authority requirements. **Residential Suitability:** The site's suitability for residential use, in relation to noise, will be assessed with reference to relevant national, regional, and local planning policies, including Planning and Noise: ProPG, BS 8233:2014, World Health Organization guidelines, and the ADO Noise Guide, as appropriate.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No, the Site lies within Flood Zone Flood 1 and therefore is at low risk of flooding from rivers and the sea. The Environment Agency's long-term flood risk map shows that there are several surface water flow paths throughout the Site. Nonetheless, these are attributed to specific watercourses and flows, and the majority of the Site is not subject to surface water flood risk. Subject to the implementation of appropriate avoidance/mitigation measures during the construction phase (secured through a CEMP or equivalent), the project will not pose a risk of land or water contamination from the release of pollutants into the ground or surface waters, groundwater, coastal waters, or the sea. During the operational phase, the scheme design will incorporate embedded mitigation measures, in the form of SuDS, including tree pits, swales and ponds. Surface water will be managed in such a way as to ensure that any contaminants (such as effluent from motor vehicles) can be intercepted and treated/filtered before discharge. A drainage strategy would accompany any future planning application (with a Flood Risk Assessment), as well as appropriate environmental surveys and reports.

3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No, there are no areas on or around the Site which are already subject to known pollution or environmental damage. It is considered that there is a low potential for significant or widespread soil and groundwater contamination at the Site. However, a ground investigation will be required as part of the planning process to determine the ground conditions at the Site, as outlined in Section 4 of the Hilson Moran Technical Note. The Site is not situated within an Air Quality Management Area (AQMA); however, it is likely that development-generated traffic will enter the Eastleigh AQMA. Vehicular movements arising from the Proposed Development will need to be assessed in relation to routes/junctions associated with AQMA's declared elsewhere within the Borough, notably AQME No.1 A335. Mitigation will need to be provided during the construction and operational stage, as identified in Section 3 of the Hilson Moran Technical Note.
(f) The risk of major accidents and/or disasters relevant to the development concerned	
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No, the area identified for residential development is almost entirely contained within EA Flood Zone 1, taking into account the effects of climate change and up to the '100 year plus 40% event'. The Site is otherwise unlikely to be specifically impacted by the effects of climate change. There will be no risk of major accidents resulting from the Proposed Development. During the Construction Phase, risks will be managed through compliance with health and safety legislation, and the proposals will be implemented under a CEMP (or equivalent document), which the LPA will approve. Regarding disasters, it is pertinent to note that the scope of the Proposed Development is limited to that of a conventional residential development. The Site is not subject to any prevailing designations or restrictions which infer a notable risk of exposure to disaster.

(g) The risks to human health	
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	It is not considered that the project will present a risk to human health. The Site is predominantly in agricultural use, and there is no significant indication of the presence of significant contamination, and no decommissioning is required. The application will be supported by appropriate geo-environmental and ground conditions reports/investigations, which will identify any site-specific risks to human health. Any identified risks to human health during the construction phase will be addressed and mitigated via a CTMP and CEMP (or equivalent documents), which will be agreed by the LPA and controlled via appropriate planning conditions. This represents a conventional and demonstrably effective approach to mitigation. Accordingly, the construction phase of development is not expected to give rise to likely significant environmental effects in respect of discharges, emissions, contamination, noise, or odour. Concerning the operational phase, the Site is not situated within an AQMA. However, the nature and scale of the Proposed Development result in the potential to increase the number of vehicles along the local road network, including travelling through declared off-site AQMAs (such as the Eastleigh AQMA). Despite this, with mitigation incorporated into the design and with the transition towards electric vehicles, alongside local planning policy driving improvements in local air quality, potential impacts could be mitigated. Noise sources from the Site will be suitably controlled and mitigated through best practice measures to reduce noise, including the design of the site layout and plant, and through screening where appropriate. This can be controlled via appropriate worded planning conditions. Additionally, an acoustics desktop assessment has been carried out, demonstrating that – with detailed assessment and the implementation of mitigation measures where necessary – sensitive receptors and residents will not be adversely affected by

	the development. Therefore, the operational phase of the development is not expected to pose a risk to human health.
2. Location of the Development	
a) Existing and approved land use	
10.1 Are there existing land uses or community uses on or around the location which could be affected by the project or is the site undeveloped? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Existing residential areas, located to the south and west, may experience effects during the construction phase (including from dust, noise and construction traffic). Any potential effects will be controlled via a CEMP and CTMP (or equivalent documents), using established mitigation practices. Regarding the effects during the operational phase, it is acknowledged that the Site is currently largely undeveloped. As such, some of this land will inevitably be lost as a consequence of the Proposed Development. In the absence of appropriate mitigation (and subject to further assessment), the Proposed Development has the potential to result in significant adverse impacts. However, as a conventional residential-led development, mitigation can be secured and controlled through the development management process, including through measures embedded into the scheme design. Any future planning application at the Site will include an LVIA and appropriate aboricultural and environmental surveys and reports. These will outline relevant mitigation measures, including those which are embedded within the scheme design (such as landscape buffers and structural planting).
b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground	
1.3 Are there any areas on/around the location which contain important, high quality	77% of the land has been assessed as Subgrade 3a and 3b, which is classified as agricultural and of good to moderate quality. The Agricultural Land Classification Report contained in **Appendix 8** explains that the Grade 3 land has moderate limitations, which

or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals, soil, land, water, biodiversity?	affect the choice of crops, timing and type of cultivation, harvesting, or the level of yield. Regarding mineral resources, the accompanying Hilson Moran Technical Note in **Appendix 7** suggests there may be an opportunity for economically viable extraction, albeit with a requirement for further investigation. If prior extraction was ultimately deemed feasible, it could be secured through a planning condition.
c) The absorption capacity of the natural environment	
8.1 Are there any designations and if so indicate the level of designation (international, national, regional or local).	The Site is not subject to international, national, regional or local designations relating to landscape. However, Tippers Copse is located on-site and is designated as Ancient Woodland and Site of Importance for Nature Conservation (SINC). A further Ancient Woodland SINC is located immediately to the north of the Site (the extensive Park Hills Wood) and a remnant woodland parcel, known as Hall Lands Copse, is centrally enveloped. It is noted that Natural England has confirmed, in recent correspondence with consultants CSA, that "*If there is going to be no net increase in residential units within the 15km New Forest zone of influence, I can confirm that no mitigation in relation to recreation pressures on the New Forest designations is required.*" Only the very southeastern corner of the Site falls within the 15km zone of influence. Therefore, consistent with Natural England's advice, it is envisaged that this area will remain free of any new residential dwellings. The consequence is that the SANG is not proposed as part of the development. The Site lies within the catchment of the international designations associated with the River Itchen and Solent. However, nutrient neutrality can be achieved through both on-site and off-site mechanisms. A Neutrient Neutrality Assessment will support any future planning application at the Site. The Site falls outside the 5.6km catchment of the Solent Recreation Mitigation Strategy, and no further measures are envisaged in respect of statutory nature conservation designations.

	In respect of heritage, there are no above-ground heritage assets on the Site. However, there are nearby Grade II Listed Buildings, as set out in the Heritage Technical Note (in **Appendix 6**). The archaeological potential of the Site, which is expected to be limited, has been evaluated through desk-based analysis and a geophysical survey. On this basis, a programme of targeted on-site investigations is also expected to follow the grant of a future Outline planning application at the Site. A Heritage Statement, an LVIA and an Archaeology Assessment Statement will be submitted with the application. These will fully assess the constraints described above and will identify mitigation measures necessary to address potential minor environmental effects on landscape and heritage receptors.
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? E.g. (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks;	The Ecology Technical Note (in **Appendix 4**) indicates that baseline habitats at the Site comprise predominantly monoculture grassland of low distinctiveness utilised for hay production, with areas of higher diversity, medium distinctiveness grassland particularly concentrated to the north-west of the Site. Tippers Copse SINC is present on-site, and is additionally mapped as Ancient Woodland 'irreplaceable habitat'. There are no landscape designations on or near to the site. However (as indicated previously) Tippers Copse is located on-site and is designated as an Ancient Woodland Site of Importance for Nature Conservation (SINC). A further Ancient Woodland SINC is present immediately to the north of the site (the extensive Park Hills Wood), and a remnant woodland parcel, known as Hall Lands Copse, is centrally enveloped. Additionally, there are several Tree Preservation Orders applicable to the site and/or its surroundings, as well as other mature trees and hedgerows. The potential impacts of the Proposed Development on these features will be assessed through an Arboricultural Impact Assessment, which will be submitted with any future planning application at the Site. A small section of the Site, at its southwestern extent, lies within the 15km zone of influence associated with the New Forest SPA/SAC/Ramsar site. As noted, Natural England has indicated that if no new homes are proposed within the zone of influence, no

(v) European sites and other areas classified or protected under national legislation; (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance.	mitigation will be required, subject to the findings of a Habitats Regulation Assessment associated with a future planning application at the Site. The Site lies within the catchment of the international designations associated with the River Itchen and Solent. However, nutrient neutrality can be achieved through both on-site and off-site mechanisms. A Neutrient Neutrality Assessment will support any future planning application at the Site. With respect to heritage, there are no above-ground heritage assets on the Site. However, there are nearby Grade II Listed Buildings, the setting of which may be affected by the Proposed Development. Initial reporting also suggests that there may be some limited potential for archaeological features to be present. A Heritage Statement and Archaeological Assessment (addressing both above and below-ground heritage matters) will accompany a future planning application. The Site is situated in close proximity to Fair Oak, a well-populated area. However, the conventional residential scheme proposed will not give rise to any significant environmental effects and/or risks that could have particular implications for densely populated areas.
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	As set out in **Appendix 7**, the Site lies almost entirely within EA Flood Zone 1. It is therefore at low risk from fluvial sources. A small section of the Site has potential for surface water flooding, as associated with specific flow routes and watercourses. A future planning application at the Site will include a Flood Risk Assessment (FRA) and surface drainage water strategy, which will fully assess and address any risk of surface water flooding arising from the development proposals.
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or	Following on from a Preliminary Ecological Appraisal of the Site, detailed ecological surveys are currently ongoing for a range of protected and priority species, in order to obtain a robust dataset in line with prevailing survey guidelines. Surveys to date have identified the presence of widespread badger activtiy, common

around The site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	reptile species, foraging and dispersing bats, trees with potential to support roosting bats and dormice. The findings will be used to inform an evidence-based Ecological Impact Assessment (EcIA) of the proposed development, such that suitable ecological impact avoidance, mitigation and/or compensation measures may be adopted.
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / nonclassified areas or features of high landscape or scenic value on or around the location which could be affected by the project?	The Landscape and Visual Overview (in **Appendix 2**) indicates that the Site does not carry any statutory or non-statutory landscape designations. The boundary with the South Downs National Park lies approximately 1km northeast of East Parcel on Portsmouth Road B2177. As outlined in the Landscape and Visual Overview, the site's topography and features result in varying levels of containment, with a corresponding impact on middle and long-distance views. Overall, there is found to be some limited intervisibility between the Site and the National Park, albeit with views contextualised by existing built form at Fair Oak.
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	The Landscape and Visual Overview report (in **Appendix 2**) identifies that the Site's topography, in conjunction with woodland features, is such that the visibility of the Proposed Development will vary, but with there being significant enclosure overall. The development is likely to be visible to adjoining existing residential properties/areas to the south and west, in particular. The development would also be visible from sections of existing PRoW and bridleways, and future residents living at the Proposed Development.
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological	The Site does not contain any nationally designated Listed buildings, Scheduled Monuments, Registered Parks and Gardens, battlefields, or World Heritage sites. However, the Heritage Technical Note in **Appendix 6** indicates that a total of 11 Grade II Listed Buildings were recorded within the 1km study area. Five of these Grade II Listed Buildings lie adjacent to the Site. A Heritage Statement will address the above-ground built heritage assets and will accompany a future planning application. It will

importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)?	consider the potential for impacts to setting, including views to and from the assets. Initial desk-based analysis, LiDAR and a geophysical survey suggest that there is some limited potential for archaeological features to be present. A full desk-based assessment and targeted evaluation will be undertaken to understand and explain the potential impacts. Appropriate mitigation measures (including both those embedded within the scheme design and secured by condition) will ensure that the Proposed Development will not result in significant adverse Heritage effects.
9.1 Are there any transport routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No. The proposed access arrangements include the provision of new pedestrian infrastructure connecting the Site to the existing pedestrian network and local bus stops, as well as providing the opportunity to enhance an existing informal route. Impacts on views from receptors will be considered within the LVIA that will accompany a future planning application.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes, by virtue of the scale and nature of the development, the proposals could (if unmitigated) result in an increase in traffic flows and congestion, including on (off-site) routes through AQMAs. The Transport Promotion Report (in **Appendix 3**) sets out a range of interventions to enhance/provide sustainable travel options. Likewise, the mixture of uses comprising the development will facilitate trip internalisation as a form of embedded mitigation. A future planning application would be accompanied by a Transport Assessment, which will provide a comprehensive analysis of the proposal's transport implications.
10.1 Are there existing land uses or community facilities on or around the location which could	Existing residents at Fair Oak may be impacted during the construction phase of development. However, conventional and established measures, such as those outlined in a CEMP and CTMP (or equivalent documents), will be employed to mitigate construction-related effects.

be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	During the operational phase, a portion of the agricultural land will be lost due to the development of the Site. The character of the Site will also change, which will affect the way nearby residents view it. However, the scheme design will include mitigation to reduce effects. Operational effects are also likely to be positive, as the Proposed Development will support the viability of nearby services and community facilities within the village. The proposals also include biodiversity enhancements and will open up new areas of green space for local residents. As such, the Proposed Development is unlikely to have any long-term unmitigated impacts or give rise to significant adverse effects.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	There are no development proposals on or around the location which could be affected by the project that are currently being built out. However, several approved developments have the potential to be under construction simultaneously with the proposed development anticipated at Land North East of Fair Oak.
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No, the location is not susceptible to earthquakes, subsidence, landslides, erosion, or extreme/ adverse climate conditions.

3. Types and Characteristics of the Potential Impact	
(a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)	
Will the effect extend over a large geographical area?	The primary effects of the development are likely to be localised to the Site itself (which will experience the greatest degree of change) and the immediately surrounding area. However, the scale of the scheme (as an identified SDO) is expected to generate effects across a more expansive geography.
What size of population will be effected?	The effect of the Proposed Development is considered to be limited primarily to the local population of Fair Oak, particularly existing residents residing in those dwellings that immediately border the Site to the south and west.
(b) The nature of the impact	
What will be the nature of the impact be?	The technical reports and assessments undertaken to inform this project indicate that there will be no significant adverse impacts arising from the development, beyond the immediate local area. However, there will be substantial positive effects from offering a variety of house types with different tenures, along with community and education facilities, retail amenities, new public open spaces, green infrastructure, and biodiversity enhancements, in addition to improvements to pedestrian and cycle infrastructure, and public transport.
(c) The transboundary nature of the impact	
13.1 Is the project likely to lead to transboundary effects?	It is considered that the project will not lead to any transboundary effects, particularly as the Site falls outside of the 15km New Forest zone of influence.

(d) The intensity and complexity of the impact	
Will the project scale be significantly large?	Yes, the development will comprise up to 3,400 homes on an approximately 115-hectare site, in addition to a mix of other supporting uses.
Will the project have complex effects?	No. The project comprises a conventional residential-led development on land which adjoins an existing settlement and is not subject to significant environmental constraints that cannot be incorporated within the overall masterplan design.
(e) The probability of the impact	
Is probability of the effect occurring high or low?	The technical surveys and assessments undertaken to date indicate that there is unlikely to be any significant effects as a result of development beyond the immediate local area. The probability of significant adverse effects occurring during the operational phase, as set out above, is therefore low. During the construction phase, there will be a whole-scale change in the character of the Site. Non-significant and localised minor effects, on a small number of adjoining properties, are more probable. However, the likelihood of such effects will be reduced through conventional mitigation measures, as outlined in a CEMP and CTMP (or equivalent documents).
(f) The expected onset, duration, frequency and reversibility of the impact	
When is the expected onset of the impact?	The construction and operational phases of the development are estimated to commence in 2028/29 – 2029/30, depending on the timing of any planning application at the Site and the progression of the emerging Local Plan. Works are expected to take around 15 years to complete.

What will be the duration of the impact temporary or permanent?	Any identified impacts are both temporary (as associated with the construction phase) and permanent in nature, depending on the type of effect.
What will be the frequency of the impact continuous or infrequent?	Impacts during the construction phase will occur over a 15-year period, estimated to commence in 2028/29 – 2029/30. Construction will be managed in accordance with a CEMP and CTMP. These documents will dictate hours and days of work and specify working practices that are to be observed. Construction-related impacts will vary in frequency, depending on the activities undertaken. However, any such impacts will be localised in nature and will not give rise to any significant adverse environmental impacts.
Will the impact be reversible?	The proposed development of the Site from its current agricultural use will inevitably have permanent and irreversible impacts. However, as outlined above, the Proposed Development includes biodiversity enhancements and will enable public access to substantial areas of new open space.
(g) The cumulation of the impact with the impact of other existing and/or approved development	
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Given the scale of the Proposed Development, when taking account of other approved and existing developments, particularly given that other developments in the vicinity will be largely complete before the commencement of development of this Site, it is considered that there will be limited cumulative effects. It is notable, though, that an application for up to 2,500 homes at One Horton Heath benefits from a resolution to grant Outline planning permission. If approved, potential cumulative impacts could occur during the construction phase.
(h) The possibility of effectively reducing the impact	
What is the possibility of the likely impacts	The Proposed Development may give rise to significant impacts, given its scale. However, established avoidance and mitigation

arising being effectively reduced?	measures will be provided during the construction phase, through a CEMP and CTMP (or equivalent). The residential development and green infrastructure proposals of the operational phase will mitigate impacts through the scheme design and via other embedded measures. The sports pitches and fixed mechanical plant associated with the proposed education uses will not give rise to any significant impact through appropriate design and mitigation measures. These will include green buffers, open space provision, allotments and integrated SuDS and landscape features. The majority of the development (i.e. its more dense elements) will also be located within the central and western extent of the Site, to minimise potential landscape impacts to the countryside. The proposals will also comply with Building Regulations and meet the requirements of any other relevant statutory body.

6. CONCLUSION

6.1 It is considered that the Proposed Development would fall within Schedule 2 of the EIA Regulations, although the Site is not regarded as a 'sensitive area' as defined in the EIA regulations. However, having regard to the location, characteristics of the development, and the potential impacts, this proposal may give rise to likely significant effects on the environment, in the absence of appropriate mitigation.

6.2 During the construction phase, as with the development of any greenfield site, with the exception of the change to the landscape character of the Site and effects on visual receptors, all other potential impacts can be managed through conventional measures. These include CEMPs and CTMPs, which can be agreed with the LPA and other consultees as relevant, and which are enforceable via planning conditions.

6.3 Technical reports will accompany a future planning application at the Site, which will assess and recommend relevant measures to be implemented to protect arboricultural, ecological, archaeological, and wider biodiversity interests during the construction stage. Development will take place in accordance with relevant licences, permits and consents, as may be issued by other statutory bodies, such as Natural England or the Environment Agency.

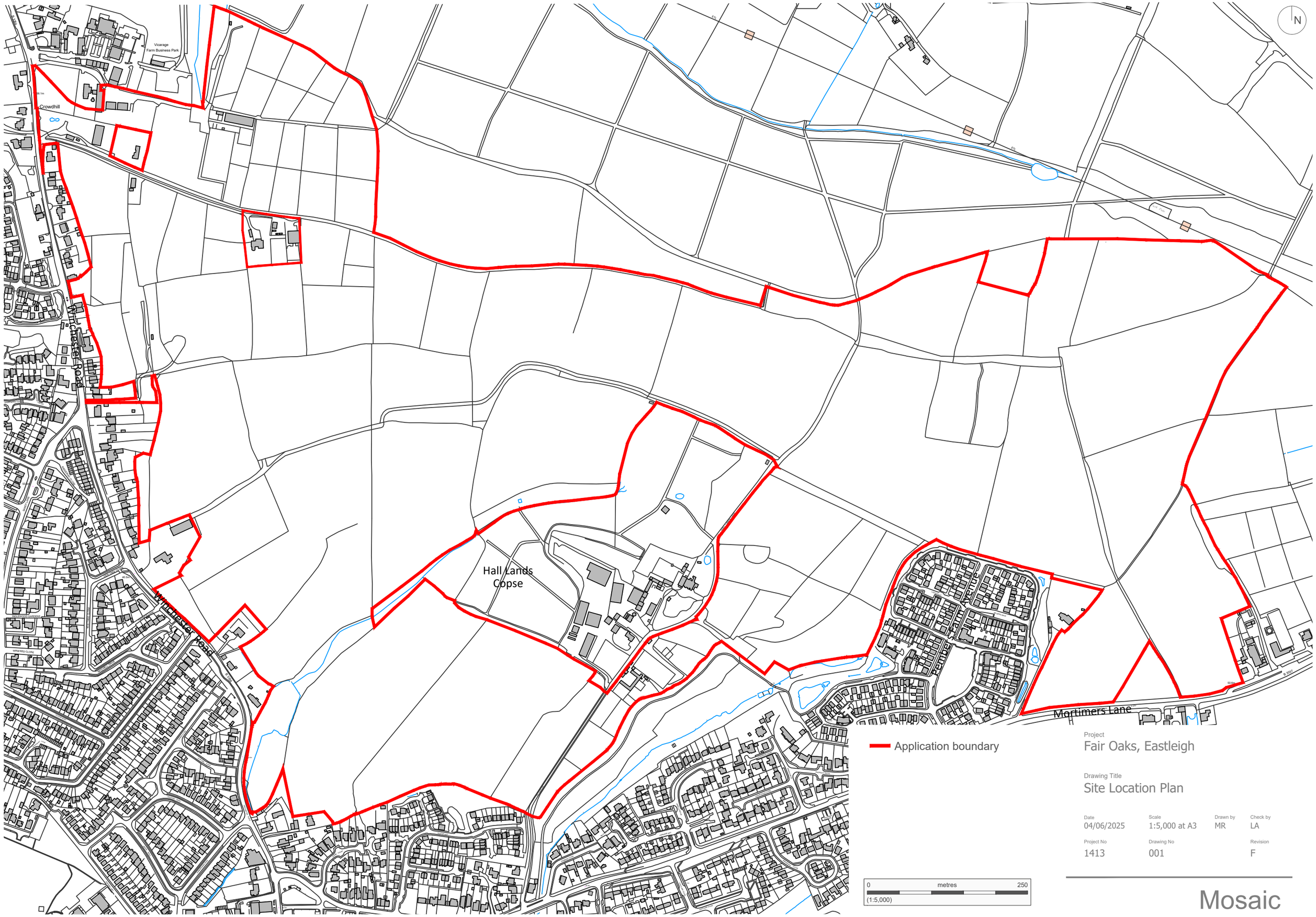
6.4 In the operational phase, beyond the changes in character to the Site and the changes experienced by relevant visual receptors, the proposals will not result in likely significant environmental effects. The proposals seek circa 3,400 homes, including affordable homes, together with education and community facilities, and mixed-use elements such as a retail foodstore, in addition to new pedestrian, cycle and vehicular connections, areas of play, open and green spaces, and land for biodiversity enhancements and SuDS. This is in addition to off-site infrastructure improvements, supported by appropriate contributions.

6.5 As such, the operational effects of this large, but nonetheless conventional, residential-led development (with associated infrastructure) are well understood and would not be expected to result in material intensification or complex interaction/effect, beyond the levels described in this report, and as set out in detail in the technical notes and assessments (contained in the **Appendices**). Notably, Natural England has confirmed that, subject to no new homes being provided within the 15km zone of influence, no mitigation is expected to be required in respect of the New Forest SAC/SPA/Ramsar area. There are also established mechanisms available to achieve nutrient neutrality.

6.6 Mitigation will be provided through the inclusion of large areas of parkland and public open space to the west of the Site to respect the context of the surrounding landscape. Further non-embedded measures will also be identified through the technical assessments that will support a future planning application. Mitigation will also be provided in the form of a Construction Environment Management Plan (CEMP) and a Construction Transport Management Plan (CTMP), or equivalent documents, which would be secured by condition(s) associated with a future Outline planning permission, as may be forthcoming.

6.7 EBC's Screening Opinion would therefore be welcomed on the basis of this report, and in particular the accompanying suite of technical information set out in the Appendices, and the methodologies presented therein.

APPENDIX 1. SITE LOCATION PLAN



Project
Fair Oaks, Eastleigh

Drawing Title
Site Location Plan

Date	Scale	Drawn by	Check by
04/06/2025	1:5,000 at A3	MR	LA

Project No	Drawing No	Revision
1413	001	F

Mosaic

APPENDIX 2. LANDSCAPE AND VISUAL OVERVIEW

Landscape and Visual Overview

July 2024

Land North of Fair Oak, Eastleigh

Prepared by
CSA Environmental

On behalf of:
Croudace Homes

Report No: CSA/6147/05

CSA environmental

masterplanning | ecology | landscape | heritage

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/6147/05	-	04/07/2024	JP	CA	Draft Issue

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Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: Designations and Local Policy Plan

Appendix E: Extract from published Landscape Character Assessments

Appendix F: Wider Site Framework Plan

Appendix G: Methodology for Landscape and Visual Assessment

1.0 INTRODUCTION

1.1 CSA Environmental has been appointed by Croudace Homes to undertake a landscape and visual overview of the Land North of Fair Oak (the 'Site'). The report accompanies representations to Eastleigh Borough Council as part of the Local Plan Review process.

1.2 The proposals are for a sustainable urban extension to the north east of Eastleigh of 2800 dwellings, a primary school and a new local centre along with a network of routes and linkages for pedestrians and cyclists and preservation and enhancement of local natural environment through delivery of multi-functional open spaces.

1.3 The Site comprises of a swathe of farmland divided into fields of varying size by hedgerows and is approximately 114 ha in size. The Site lies within the administrative area of Eastleigh Borough Council. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B.**

1.4 This overview describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

1.5 A Wider Site Framework Plan (contained in **Appendix F**) has been developed for the Site, which forms the basis of the consideration of the potential landscape and visual effects.

1.6 The Site formed part of a wider Eastleigh Strategic Growth Option ('SGO') which was put forward in Policy S5 of the then emerging Eastleigh Borough Local Plan. However, the Inspector at the examination of the Local Plan in their post hearing advice, recommended removal of the SGO. In reaching this conclusion, the Inspector gave regard to the SGO having noted the impact on the sensitivity of landscapes, including the South Downs National Park, compared with other growth options put forward.

Methodology

1.7 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in March 2024. The weather conditions at the time were sunny with light cloud, and visibility was good.

1.8 In landscape and visual impact assessment, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on

people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology that underpin the landscape assessment presented in this report, is contained in **Appendix G**.

1.9 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 LANDSCAPE POLICY CONTEXT AND CHARACTER STUDIES

Local Policy Context

Eastleigh Borough Local Plan April 2022

2.1 The Site lies within the administrative area of Eastleigh Borough Council. Adopted policy relating to the District comprises the Eastleigh Borough Local Plan and Supplementary Planning Documents.

2.2 Policies of relevance to the Site and the landscape include:

S2 Settlement Hierarchy, which categorises Eastleigh as a Level 1 Settlement and Fair Oak as a Level 3 Settlement;

S3 Location of New Housing, focuses as much development as possible within urban areas, with the remainder on larger strategic greenfield sites;

S5 New Development in the Countryside, which indicates that where development is permitted it should avoid adverse impacts on the rural, woodland or riparian character, the intrinsic landscape character including avoiding adverse landscape impacts on areas adjoining national parks and their settings;

S8 Historic Environment;

S9 Green Infrastructure;

S12 Strategic Footpath, Cycleway and Bridleway Links, seeks the provision of new and strategic footpath / cycleway / bridleway routes including Bishopstoke to Fair Oak via Stoke Park Woods and on to the South Downs National Park; and Botley to Fair Oak and on to the South Downs National Park;

DM6 Sustainable Surface Water Management and Watercourse Management;

DM11 Nature Conservation requires development to protect, conserve and enhance networks of natural habitats and to seek a net gain in biodiversity;

DM33 Provision of Recreation and Open Space Facilities with new Development;

Supplementary Planning Documents (SPDs)

2.3 A series of adopted SPDs set out further planning information for Eastleigh Borough.

2.4 The **Biodiversity SPD 2009** notes Sites of Importance for Nature Conservation (SINCs). Tippers Copse, Hall Lands Copse and Park Hills Wood are all designated as SINCs under criterion 1A: Ancient semi-natural woodlands. Tippers Copse lies within the Site; Hall Lands Copse is surrounded by the Site and Park Hills Wood lies almost immediately north of the Site.

2.5 The **Quality Places SPD 2011** indicates that the design of external space is an essential component of achieving a successful development.

2.6 The **Trees and Development SPD 2022** requires that development not involve loss or damage to trees, woodlands and hedgerows unless they can be replaced with features of equivalent or enhanced value.

Neighbourhood Plan

2.7 At present there is no neighbourhood plan for Fair Oak.

South Downs National Park

2.8 In 2015 the South Downs National Park Authority consulted on a draft Local Plan, called the Preferred Options. Relevant draft policies include the following.

> **Draft Policy SD5: Landscape Character;**
>
> **Draft Policy SD7: Safeguarding Views** seeks to conserve and enhance views, especially those identified in the Viewshed Characterisation Study;
>
> **Draft Policy SD8: Relative Tranquillity;**
>
> **Draft Policy SD9: Dark Night Skies** requires proposals to meet guidance of Institute of Lighting Professionals.

2.9 None of the views identified in the Viewshed Characterisation Study could have intervisibility with the Site.

2.10 The **South Downs National Park Management Plan 2019** seeks, amongst other goals, to protect and enhance the natural beauty and character of the National Park and to improve green and blue infrastructure within and around the National Park.

Landscape Character Assessments

2.11 A number of landscape character and sensitivity studies have been undertaken as part of the evidence base for the Local Plan. A summary of the most relevant is set out below.

Landscape Character Assessment of Eastleigh Borough (2011) – Extract in **Appendix E**

2.12 The Site is located within Landscape Character Area ('LCA') 7: Bishopstoke – Fair Oak Woodland and Farmland.

2.13 Key characteristics of LCA 7 include an undulating ridgeline which extends eastwards through the northern part of the Site; frequent woodland blocks and small copses; and a rectilinear pattern of small fields and good hedgerow trees. It describes the overall impression of the LCA as *'one of a wooded, rural landscape'*.

2.14 The assessment also notes that historic parkland of Fair Oak Park previously stood on a triangle of land composed of the very southern part of North Parcel and land now occupied by the residential developments around Camelia Grove, Magnolia Grove and Pembers Farm Avenue. The parkland had previously been proposed for designation as a registered park; however, it does not carry any designation. The former presence of the parkland is no longer visibly apparent.

2.15 In terms of Landscape Character Sensitivity, the assessment notes that, overall, it is an attractive landscape. It states that it is mainly rural with woodland shielding the urban edge and often has wide views out. The ridge extending through Stope Park Wood (west of the Site) through Pylehill to Tippers Copse is noted as a unifying feature of the character area.

Strategic Growth Option Updated Landscape Sensitivity Background Paper (2018) – Extract in **Appendix E**

2.16 This report provides some high-level guidance and landscape opportunities in relation to land being considered for strategic development. It was produced as part of the evidence to support the now adopted Eastleigh Borough Local Plan. The Site is part of Option B (East). The following recommendations are of relevance to the Site:

> Development should be avoided around Hall Land Copse and Tippers Copse; and
> New development should be concentrated around existing urban elements.

2.17 The report includes a Landscape Sensitivity Appraisal which identifies as high sensitivity the area around Tippers Copse, the majority of South Parcel and the eastern most fields of West Parcel. The remainder of the Site is identified as being of moderate or low sensitivity.

Character Area Appraisals: Bishopstoke, Fair Oak and Horton Heath 2008

2.18 Detailed Character Areas 18, 19 and 20 and Summary Character Areas 46, 49 and 50 adjoin the Site. The former are noted as being inter-war to 1960s development including bungalows and categorised as Fair Condition. The latter are noted as 1960s/70s/80s detached development; condition is not indicated for Summary Character Areas.

3.0 SITE CONTEXT AND DESCRIPTION

Site Context

3.1 The Site occupies a swathe of farmland at the north-eastern and eastern edge of Fair Oak, which itself is at the eastern extent of the built up area of Eastleigh. For ease of description, it has been divided into four parcels (West Parcel, South Parcel, North Parcel and East Parcel) as shown on the plan in **Appendix A**.

3.2 The majority of the Site is bound to the north by the dense belt of deciduous woodland at Park Hills Wood. To the west are the rear gardens of dwellings on Winchester Road B3354. To the south of South Parcel is twentieth century development and to the south of North Parcel more recent and ongoing development along the route of Mortimers Lane B3037.

3.3 The boundary with the South Downs National Park lies approximately 1km north east of East Parcel on Portsmouth Road B2177. In the vicinity of Portsmouth Road B2177, the designated landscape is characterised by undulating, mainly arable farmland, with significant tracts of deciduous woodland.

Designations and Heritage Assets

3.4 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') indicates that Tippers Copse and Hall Lands Copse are areas of Ancient and Semi Natural Woodland and are designated as Sites of Importance for Nature Conservation (SINCs). Tippers Copse lies within North Parcel. Hall Lands Copse is not part of the Site but is entirely surrounded by it.

3.5 There are a few Grade II Listed Buildings in proximity to the Site. Mortimer's Farmhouse and its Granary and Barn, which are each also Grade II Listed, lie across Mortimers Lane B3037 from East Parcel. Willow Cottage lying across Winchester Road B3354 from West Parcel and Low Hill Farm lying 500m north of North Parcel are both also Grade II Listed. (Please refer to Designations and Local Policy Plan in **Appendix D**).

3.6 There are several Tree Preservation Orders ('TPOs') relating to trees standing on the Site. The belt of trees running near the western boundary of West Parcel is covered by TPO 115-E. The northern part of this tree belt lies within the Site but the southern part lies just outside the Site. The line of trees running along the south-east boundary of South Parcel is covered by TPO 123-E. Additionally Hall Lands Copse, which is not in the Site but is surrounded by it, is covered by TPO 80-E. These details were

confirmed by consulting the mapping provided online by Eastleigh Borough Council on 2nd May 2024.

Site Description

3.7 North Parcel occupies an area of arable farmland which wraps around the buildings at Hall Lands Farm and Hall Lands Copse. It is crossed by several rights of way with a bridleway passing through the northern part of the parcel; a public footpath which passes through to East Parcel to connect to Mortimers Lane B3037; and a second footpath following the route of Hall Lands Lane.

3.8 North Parcel has a gently undulating landform, with the topography generally falling southwards broadly in line with the bridlepath / public footpath, from a high point of 66m Above Ordnance Datum in the vicinity of Tippers Copse. A shallow ridge of higher ground extends between Tippers Copse and the property at Hall Lands Farm, with the landform falling more sharply to the east and west of the farm to narrow watercourses. The landform in the northernmost part of the parcel falls gently in the direction of Park Hills Wood, which encloses the parcel and provides a high degree of containment in views from the north.

3.9 To the north of Hall Lands Farm, North Parcel comprises an intact network of rectangular and irregular arable fields, bound by hedgerows containing numerous mature hedgerow oaks, and by tracts of mature woodland. The majority of this area is very well contained in views. It has a rural character and there is very little intrusion from the nearby urban area at Fair Oak.

3.10 In South Parcel, on south facing slopes above Mortimers Lane B3037, the urban area of Fair Oak is more apparent, with recent development at Hall Lands Lane and Pembers Farm Avenue. To the south of Hall Lands Farm are three rectilinear arable fields which occupy rising ground above Mortimers Lane B3037 and Winchester Road B3354. Due to the south facing topography, these fields are contained in views from the landscape further north, although there is some intervisibility with the wider urban area to the south. A strip of South Parcel to the east of Hall Lands Lane consists of small paddocks and other equine infrastructure.

3.11 To the east of Hall Lands Farm, the farmland of North Parcel rises in the direction of Tippers Copse, beyond which the land of East Parcel falls towards the woodland. This area comprises relatively intact arable fields, and contains several field oaks and numerous mature hedgerow oak trees. It has a generally rural character, although the land within the southern part is influenced to a degree by the new development on Pembers Farm Avenue.

3.12 West Parcel occupies an area of farmland sloping down towards the south. A public bridleway runs along the northern edge of this parcel but otherwise there is no public access to the parcel. Tree belts to the west and south along with substantial hedges including hedgerow trees to the north and east result in the parcel being quite visually enclosed. The parcel is divided into relatively small fields by fairly patchy hedgerows.

Visibility

3.13 The undulating nature of the landscape and a number of woodland blocks and tree belts result in different parts of the Site having different levels of visual containment.

3.14 The woodland at Park Hills Wood provides a high degree of visual containment to North Parcel in views from the north, including the South Downs National Park. There is very little intervisibility of the high ground around Tippers Copse in East Parcel with the National Park. Most of West Parcel has a high degree of visual containment owing to intervening field boundaries and Hall Lands Copse.

Public Views from Within and in Proximity to South Parcel

3.15 From the south there are glimpses of South Parcel from Hall Lands Lane through gaps and low sections of the hedge along the lane (**Photograph 12**). The landform rises relatively steeply to the north west and a sequence of internal hedges restrict visibility of the parcel. Just south of Hall Lands Farm the ground levels off and there are views across South Parcel with dwellings on Winchester Road B3354 and distant views of Southampton beyond (**Photograph 1**). Further north along Hall Lands Lane there are views of the paddocks in the eastern portion of South Parcel (**Photograph 2**).

3.16 To the south along Goater Way there are views of South Parcel where there are gaps between houses and vegetation (**Photograph 26**). Similarly, there are views of the western part of South Parcel from Winchester Road B3354 in a few places where there are gaps between houses. These views are filtered by vegetation (**Photograph 27**)

Public Views from Within and in Proximity to West Parcel

3.17 Further north along Winchester Road B3354 there are glimpses of West Parcel, again between gaps in houses but heavily filtered by vegetation, especially the tree belt running approximately north-south towards the west boundary of the Site (**Photographs 28, 29 and 30**).

3.18 Bridleway 085/23/2 runs through the northern part of West Parcel. From the bridleway there are views of the fields to the north and south of the Bridleway through gaps in the hedge (**Photographs 31, 34 and 13**). The

line of mature trees to the south of the bridleway restricts visibility of fields further south in the parcel, although in places the undulating landform allows views beyond these to Southampton in the distance (**Photograph 32**).

Public Views from Within and in Proximity to North Parcel

3.19 Bridleway 085/23/2 continues east of West Parcel running through North Parcel and then along its northern boundary. There are views through gaps in the hedge beyond the Site of fields to the north and then Park Hills Wood (**Photograph 35**). There are also views of the fields to the south with Hall Lands Copse beyond. In places there are also glimpses of dwellings to the west of Winchester Road B3354 (**Photograph 14**) and Itchen Valley Country Park north east of Southampton (**Photograph 15**).

3.20 North of Hall Lands Farm, Hall Lands Lane continues north uphill towards Bridleway 085/23/2. There are views through gaps in the hedges of the fields to the east (**Photograph 3**) and to the west (**Photograph 6**). Footpath 085/19/1 runs east-west passing the end of Hall Lands Lane along the ridge that separates the fields in the northern part of North Parcel from fields to the south. A hedge along the footpath largely prevents views to the south but there are views of the fields to the north with Park Hills Wood beyond (**Photograph 7**).

3.21 East of Hall Lands Lane, Bridleway 085/23/1 runs immediately south of Park Hills Wood. There are views of the fields in the northern parts of North Parcel and of East Parcel (**Photograph 16**). There is little visibility beyond these fields due to the rising landform and consequently mature hedgerow trees stand prominently against the skyline.

Public Views from Within and in Proximity to East Parcel

3.22 Bridleway 085/23/1 continues along the southern edge of Park Hills Wood with views of the northern fields of East Parcel including the mature hedgerow trees and Tippers Copse on higher ground (**Photograph 18**)). The Bridleway continues beyond the Site to higher ground to the north and turns east. Views back towards the Site from there are largely obscured by Park Hills Wood (**Photograph 20**).

3.23 Along the eastern edge of East Parcel Footpath 085/21/1 runs south downhill with views out of the Site over the fields to the north east including mature hedgerow trees (**Contextual Photographs 17 and 19**). Footpath 085/19/2 runs south from just east of Tippers Copse downhill to Mortimers Lane B3037 with views of fields in East Parcel (**Photographs 8 and 10**) and in North Parcel with newly built houses on Pembers Farm Avenue beyond (**Photograph 9**).

Middle Distance Views

3.24 To the south from Mortimers Lane B3037 views of the Site are obscured by hedges, tree belts or intervening landform (**Photographs 11, 23 and 24**). Further south views of the Site from Footpath 085/17/1 are obscured by intervening landform and vegetation (**Photograph 25**). To the east there are views from Stroudwood Lane of the East Parcel amongst intervening vegetation beyond a line of electricity pylons. (**Photograph 22**). During the summer months when vegetation is in leaf these views will be more heavily filtered

3.25 To the North views from Bridleway 085/23/1 as it turns east towards Stroudwood Lane are obscured by Park Hills Wood and intervening mature hedgerow trees (**Photograph 21**).

Long Distance Views

3.26 Approximately 2.1km north east of the Site, Restricted Byway 185/32/1 runs north-south. This is part of the Long Distance Route Monarch's Way. On this byway to the north east of Roughay Farm there are views towards the Site. The recently-built dwellings on Pembers Farm Avenue are visible with fields in the southern part of East Parcel visible in front of them. Tippers Copse is not visible being obscured by Park Hills Wood. The rest of the Site is likewise obscured (**Photograph 36**).

Landscape Quality, Value and Sensitivity

4.0 North Parcel is generally in good landscape condition. It has an undulating landform and a strong landscape framework of treed hedgerows and areas of mature woodland. It is assessed as being of medium-high landscape quality. It contains numerous mature hedgerow oaks and the woodlands at Tippers Copse and Hall Lands Copse and Park Hills Wood are identified as ancient woodland and designated as SINCs, although the latter two are adjacent to rather than within the Site. The North Parcel is assessed as being of medium landscape value.

5.0 In terms of landscape sensitivity, North Parcel has a distinctly rural character with few visual detractors. The western part of the parcel in particular is very well contained in views from the wider area. The higher ground around Tippers Copse is slightly more visually sensitive. North Parcel is assessed as having a medium landscape sensitivity to development.

5.1 South Parcel lies on a south facing aspect and is more closely associated with the existing urban area at the edge of Fair Oak than it is with Hall Lands Copse to the north. It has intact hedgerows though without trees. It is assessed as being of medium landscape quality and medium

landscape value. This parcel is closely associated with existing urban areas. It has little intervisibility with the wider countryside; where there are more distant views, they are mostly of more urban areas. The parcel is assessed as having a medium-low landscape sensitivity to residential development.

5.2 West Parcel is an undulating landform with an intact framework of hedges and trees and small woodland blocks. The woodland is not designated nor identified as ancient. The parcel is assessed as being of medium landscape quality and medium landscape value.

5.3 The parcel faces urban development to the west of Winchester Road B3354 but intervisibility is reduced by a tree belt, hedgerow trees and well-treed gardens. The parcel is buffered from the urban area by its soft edge of lower density, in places single-storey, housing set in well-treed gardens that lies along the east of Winchester Road B3354. It is assessed as having medium landscape sensitivity to residential development.

5.4 East Parcel is a gently undulating landform. Some of its hedgerows are intact with mature hedgerow trees but in other places the hedgerows have been lost although the trees remain. The parcel is closely associated with Park Hills Wood to the north and Tippers Copse to the west, which are both identified as ancient woodland and designated as SINCs. The parcel is assessed as being of medium landscape quality and medium landscape value. The southern part of the parcel has some intervisibility with the South Downs National Park.

5.5 The parcel generally slopes down to the east and there is only a little intervisibility with the new housing along Pembers Farm Avenue. The southern part of the parcel adjoins Mortimers Lane B3037 carrying relatively busy traffic but separated by a dense well-treed hedge. This slightly diminishes the tranquillity in the southern part of the parcel. The parcel is assessed as having medium landscape sensitivity to residential development.

6.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

6.1 This section provides an appraisal of the suitability of the Site to accommodate residential development, in terms of the landscape and visual constraints and potential effects.

6.2 As shown on the Wider Site Framework Plan in **Appendix F**, the Site is proposed for a sustainable urban extension to the north east of Eastleigh of 2800 dwellings, a primary school and a new local centre along with a network of routes and linkages for pedestrians and cyclists and preservation and enhancement of local natural environment through delivery of multi-functional open spaces.

6.3 The key layout and design principles shown on the Wider Site Framework Plan, include:

New local centre located sympathetically in relation to existing settlement and establishing a strong sense of place. New neighbourhood with people's daily needs within a short walk or cycle.

Development set back from higher ground around Tippers Copse. Reinforcement of existing field boundaries along eastern edge of built development to assist screening any views from South Downs National Park.

Local distinctiveness central to proposals. Mixture of housing types and densities with the lowest densities on the new edge of the settlement.

Retention of public rights of way within Green Infrastructure network. Provision of a comprehensive play and recreation strategy including a variety of play areas and sports pitches.

Retention of existing Green Infrastructure within natural corridors built into proposals. This will respect the existing landscape framework setting development parcels within established field boundaries and provide recreational and wildlife connection across the Site.

Relationship to Existing Settlement

6.4 Fair Oak lies to the west and south of the Site. West of the Site development extends north beyond the Site along Winchester Road B3354. South of the Site development extends east as far as the East Parcel of the Site. The proposals are for a sustainable urban extension

which would be closely associated with the existing urban area of Fair Oak.

6.5 The proposals would not result in the expansion north of Fair Oak any further than the existing northerly edge of the settlement around Hill Close. Park Hills Wood provides a legible northerly edge to the Settlement.

6.6 To the east the proposals would not result in the expansion of Fair Oak any further east than the line between the easterly edge of Park Hills Wood and the easterly extent of settlement along Mortimers Lane to the south. An existing already well-treed field boundary would be augmented with further vegetation to provide a legible well-defined edge to the Settlement.

6.7 The proposals set built form back from the higher ground around Tippers Copse. Furthermore, keeping proposed built form west of the line between Park Hills Wood and the easterly dwellings on Mortimers Lane greatly reduces any visibility of the proposed built form from the South Downs National Park.

6.8 The proposals set out a range of housing types and densities consistent with a sustainable urban extension. The higher densities of housing are proposed within and around the proposed new local centre and the lowest densities around the proposed new settlement edges in proximity to countryside.

Visual Effects

6.9 As set out in Section 3, there are relatively limited opportunities to view the Site in the middle and long distance due to intervening vegetation, landform and built form. The key views and visual effects of the proposed development at the Site are discussed below.

Public View from Within and in Proximity to the Site

6.10 There would be visibility of new built form from retained public rights of way which pass through the proposed sustainable urban extension. The Wider Site Framework shows that the public footpaths can be accommodated within green corridors and open spaces to minimise impacts on the amenity of footpath users. As public footpaths move beyond the Site the proposals would rapidly become obscured, due to the well-vegetated nature of the area.

6.11 From Bridleway 085/23/2 there are a number of existing long-distance views of Southampton. By sensitive positioning of built form the more notable of these views could be retained in the proposed development.

6.12 Along Winchester Road views of the proposed built form would be largely obscured by existing trees and dwellings. There would be a few places where there would be some visibility of the proposed built form, including visibility of the proposed new local centre from the area around the proposed access opposite Witt Road.

6.13 To the south from Mortimers Lane B3037 and from Footpath 085/17/1 the visibility of the proposed dwellings would be heavily filtered due to being setback beyond intervening hedges, tree belts and landform. However, there would be visibility of the proposed access road leading off Mortimers Lane B3037 to the north and the character of the land either side of it would change from agricultural fields to green public open space.

Middle Distance Views

6.14 To the east from Stroudwood Lane there would be partial views of the proposed dwellings amongst intervening mature trees.

6.15 To the North views of the proposed dwellings from Bridleway 085/23/1 would be obscured by Park Hills Wood and intervening mature hedgerow trees. From further west beyond Winchester Road B3354 views of the proposed dwellings would be hidden by intervening landform and existing dwellings.

Long Distance Views

6.16 Approximately 2.1km north east of the Site, Restricted Byway 185/32/1 runs north-south as part of Monarch's Way. To the north east of Roughay Farm there are views towards the Site. Proposed built form in East Parcel is set back from higher ground and of a lower density. The existing well-treed field boundary along the edge of East Parcel is proposed to be strengthened with additional vegetation. Consequently, visibility of the built form would be at most limited to parts of a small number of rooftops being just discernible. This would read as a small number of dwellings amongst trees and would have a negligible impact on the character of the view as perceived against the background of visible rooftops of existing dwellings along Pembers Farm Avenue.

Landscape Effects

6.17 The Site consists of undulating arable farmland with the landform generally falling to the south. There is an intact network of fields with well-treed boundaries and a number of public rights of way running along the boundaries. The Site is well-contained from the north by Park Hills Wood and parts of the Site are well-contained by the landform. Tippers

Copse in North Parcel and Hall Lands Copse between North Parcel and South Parcel are both classified as SINCs.

6.18 The Strategic Growth Option Landscape Sensitivity Background Paper identifies the majority of the Site as being of moderate or low landscape sensitivity. With the exception of parts of South Parcel the areas identified as being of potentially higher landscape sensitivity are not proposed for built form.

6.19 The proposals are for a sustainable urban extension adjoining the existing settlement of Fair Oak. A new local centre is proposed to the west in close proximity to existing settlement along Winchester Road. There would be higher density housing in and in immediate proximity to the proposed new local centre with increasingly lower densities towards the proposed new settlement edge.

6.20 The Wider Site Framework Plan shows how development could come forward on the Site in a manner responding sensitively to the existing landscape features. The proposals retain and strengthen the intact network of field boundaries. The proposals set back built form away from Tippers Copse and Hall Lands Copse and potentially lower housing densities could be provided in these areas. Lower densities could also be provided along the settlement edges to the north and east.

6.21 Inevitably there would be substantial change to the character of the Site from farmland to a new sustainable urban extension, albeit one sensitively retaining many landscape features and coordinating housing densities appropriately with the proposed new settlement edge. However, there is visual containment provided by Park Hills Wood to the north and the existing well-treed field boundary running from the eastern edge of Park Hills Wood to the eastern edge of settlement along Mortimers Lane B3037 is respected and reinforced in the proposals. The new dwellings would be very well related to the existing settlement in Fair Oak.

6.22 Due to the very limited visual envelope of the proposed development, landscape effects on the wider landscape would be limited to a perception of slightly more rooftops of scattered houses glimpsed amongst trees from a small number of vantage points to the east.

7.0 CONCLUSION

7.1 CSA Environmental has been appointed by Croudace Homes to undertake a landscape and visual overview of the Land North of Fair Oak (the 'Site'). The report accompanies representations to Eastleigh Borough Council as part of the Local Plan Review process.

7.2 The proposals are for a sustainable urban extension to the north east of Eastleigh of 2800 dwellings, a primary school and a new local centre along with a network of routes and linkages for pedestrians and cyclists and preservation and enhancement of local natural environment through delivery of multi-functional open spaces.

7.3 The Site comprises of a swathe of farmland divided into fields of varying size by hedgerows and is approximately 114 ha in size. The Site lies within the administrative area of Eastleigh Borough Council. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B.** For ease of description, it has been divided into four parcels (West Parcel, South Parcel, North Parcel and East Parcel) as shown on the plan in **Appendix A**

7.4 The majority of the Site is bound to the north by the dense belt of deciduous woodland at Park Hills Wood. To the west are the rear gardens of dwellings on Winchester Road B3354. To the south of South Parcel is twentieth century development and to the south of North Parcel more recent and ongoing development along the route of Mortimers Lane B3037.

7.5 North Parcel occupies an area of arable farmland which wraps around the buildings at Hall Lands Farm and Hall Lands Copse. To the north of Hall Lands Farm, North Parcel comprises an intact network of rectangular and irregular arable fields, bound by hedgerows containing numerous mature hedgerow oaks, and by tracts of mature woodland. The majority of this area is very well contained in views. In South Parcel, on south facing slopes above Mortimers Lane B3037, the urban area of Fair Oak is more apparent, with recent development at Hall Lands Lane and Pembers Farm Avenue visible.

7.6 East of Tippers Copse, the land of East Parcel falls towards the woodland. This area comprises relatively intact arable fields, and contains several field oaks and numerous mature hedgerow oak trees. West Parcel occupies an area of farmland sloping down towards the south. A public bridleway runs along the northern edge of this parcel but otherwise there is no public access to the parcel.

7.7 There are a number of designations relating to the Site. Tippers Copse and Hall Lands Copse are areas of Ancient and Semi Natural Woodland

and are designated as Sites of Importance for Nature Conservation (SINCs). Tippers Copse lies within North Parcel. Hall Lands Copse is not part of the Site but is entirely surrounded by it. There are a few Grade II Listed Buildings in proximity to the Site. In particular, Mortimer's Farmhouse and its Granary and Barn, which are each also Grade II Listed, lie across Mortimers Lane B3037 from East Parcel.

7.8 Fair Oak lies to the west and south of the Site. The proposals would not result in the expansion north of Fair Oak any further than the existing northerly edge of the settlement around Hill Close. Park Hills Wood provides a legible northerly edge to the Settlement. To the east the proposals would not result in the expansion of Fair Oak any further east than the line between the easterly edge of Park Hills Wood and the easterly extent of settlement along Mortimers Lane to the south. An existing already well-treed field boundary would be reinforced with further vegetation to provide a legible well-defined edge to the Settlement.

7.9 To the south from Mortimers Lane B3037 and from Footpath 085/17/1 the visibility of the proposed dwellings would be heavily filtered due to being setback beyond intervening hedges, tree belts and landform. However, there would be visibility of the proposed access road leading off Mortimers Lane B3037 to the north and the character of the land either side of it would change from agricultural fields to green public open space.

7.10 To the east from Stroudwood Lane there would be partial views of the proposed dwellings amongst intervening mature trees. To the North views of the proposed dwellings would be obscured by Park Hills Wood and intervening mature hedgerow trees. From further west beyond Winchester Road B3354 views of the proposed dwellings would be hidden by intervening landform and existing dwellings.

7.11 To the north east of Roughay Farm, in the South Downs National Park, there are views towards the Site. Proposed built form in East Parcel is set back from higher ground and of a lower density. The existing well-treed field boundary along the edge of East Parcel is proposed to be strengthened with additional vegetation. Consequently, visibility of the built form would be at most limited to parts of a small number of rooftops being just discernible. This would read as a small number of dwellings amongst trees and would have a little impact on the character of the view.

7.12 The Wider Site Framework Plan shows how development could come forward on the Site in a manner responding sensitively to the existing landscape features. The proposals retain and strengthen the intact network of field boundaries. The proposals set back built form away from

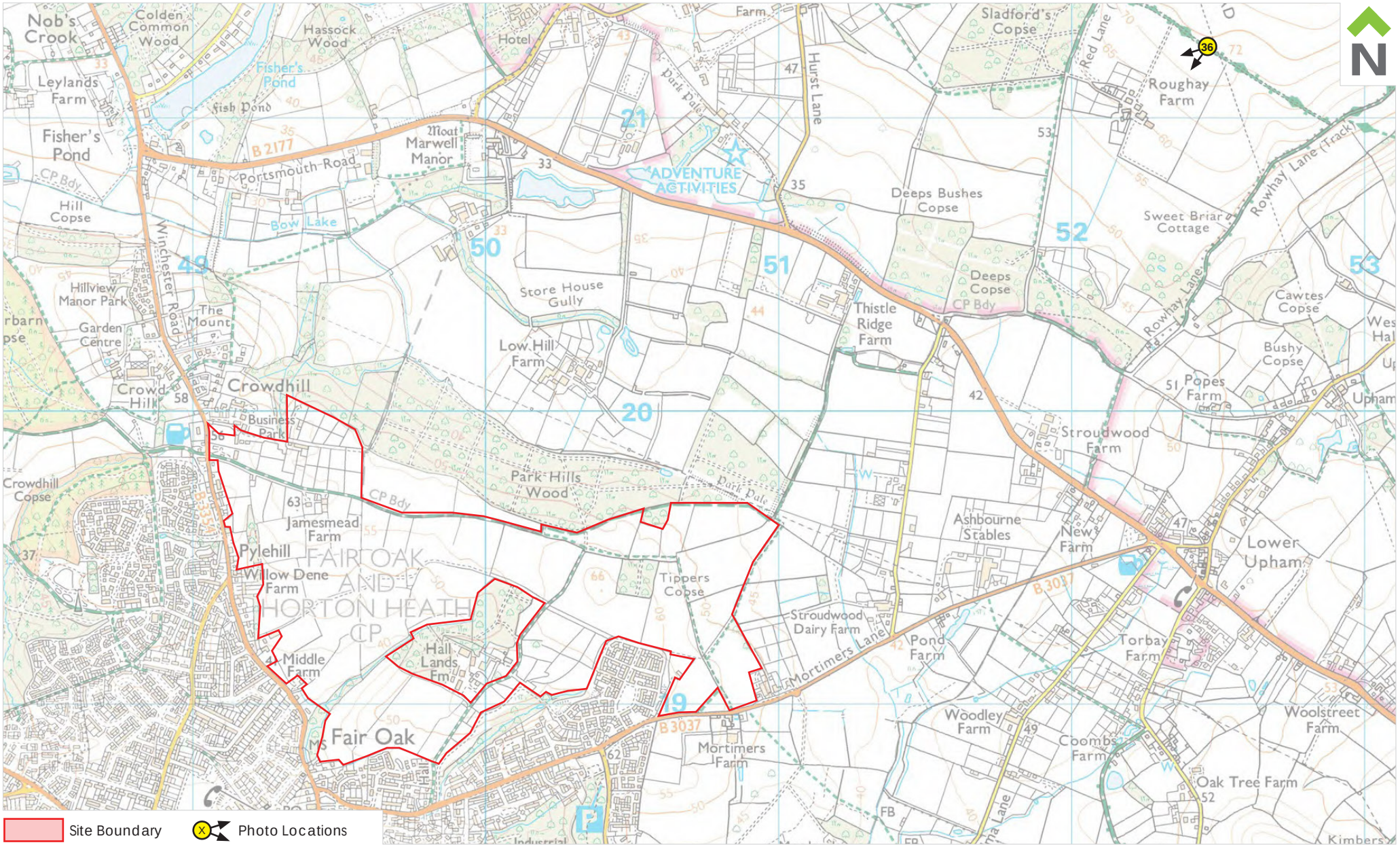
Tippers Copse and Hall Lands Copse and provide lower density housing along the settlement edges to the north and east.

7.13 Inevitably there would be substantial change to the character of the Site from farmland to a new sustainable urban extension. However, there is visual containment provided by Park Hills Wood to the north and the existing well-treed field boundary running from the eastern edge of Park Hills Wood to the eastern edge of settlement along Mortimers Lane B3037.

7.14 Due to the very limited visual envelope of the proposed development, landscape effects on the wider landscape would be limited to a perception of slightly more rooftops of scattered houses glimpsed amongst trees from a small number of vantage points to the east.

Appendix A

Site Location Plan



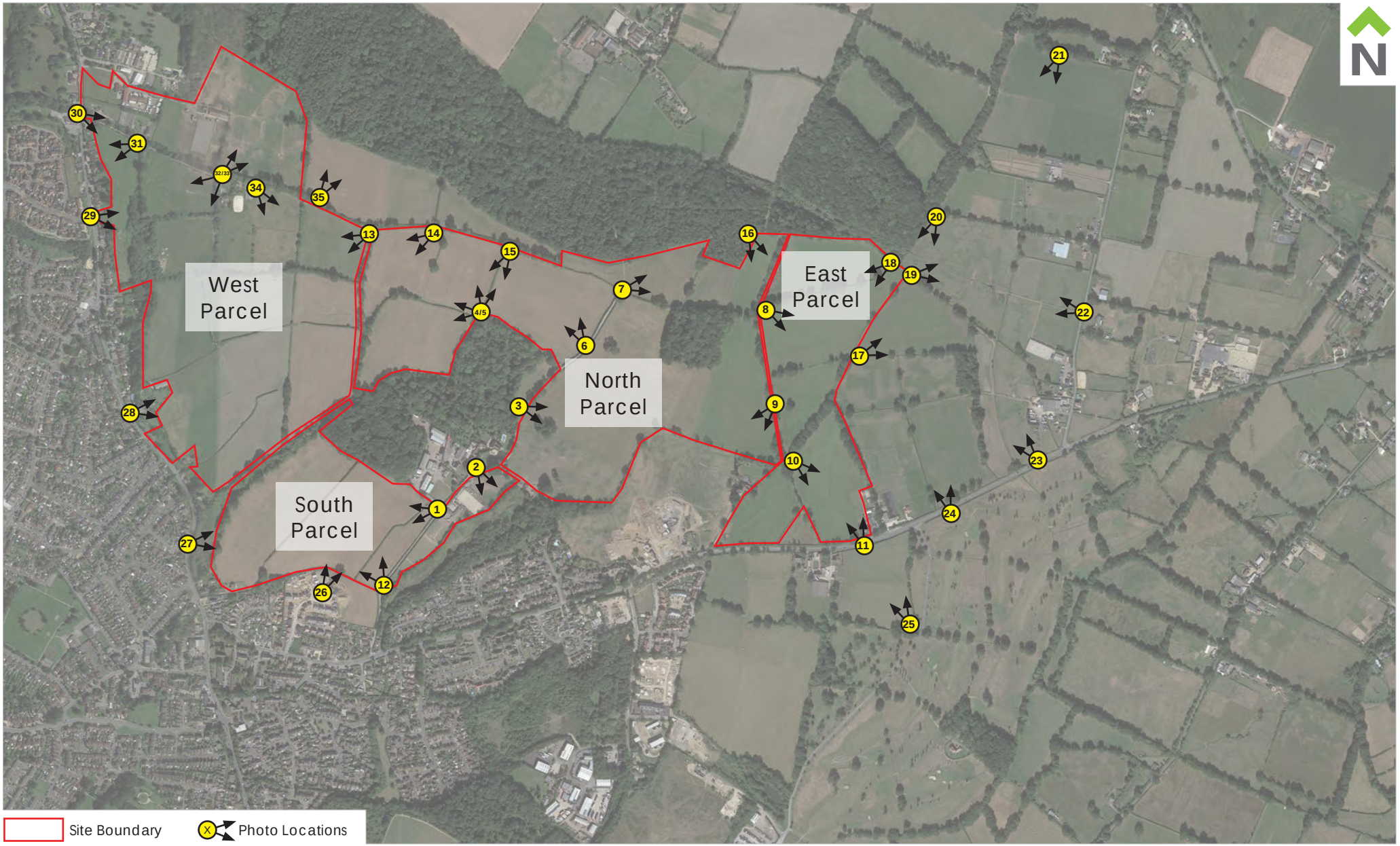
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Project	Eastleigh New Settlement	Date May 2024	Drawing No. CSA/6147/100
Drawing Title	Site Location Plan	Scale @ A4 NTS	Rev A
Client	Croudace Homes	Drawn JP	Checked CA

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Appendix B

Aerial Photograph



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Project	Eastleigh New Settlement	Date March 2025	Drawing No. CSA/6147/101
Drawing Title	Aerial Photograph	Scale @ A4 NTS	Rev B
Client	Croudace Homes	Drawn JP	Checked CA

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Appendix C

Photosheets

Site extends full width of view



Photograph 1 View from south of Hall Lands Farm

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 10:23
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

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Drawing Title	Photosheets	Date	April 2024		
Client	Croudace Homes	Drawn	JP	Checked	CA	Rev	B

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Photograph 2 View from south east of Hall Lands Farm

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 10:27
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: W

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Drawing Title	Photosheets	Date	April 2024
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Site extends full width of view



Photograph 3 View from east of Hall Lands Farm

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 10:34
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: W

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Drawing Title	Photosheets	Date	April 2024
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Site extends full width of view



Contextual Photograph 4 View from north of Hall Lands Farm, looking south west

Site extends full width of view



Contextual Photograph 5 View from north of Hall Lands Farm, looking north

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Site extends full width of view

Jamesmead Farm



Photograph 6 View from north east of Hall Lands Farm

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 10:48
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: W

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Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Site extends full width of view



Photograph 7 View from junction of Footpath 085/19/1 with Hall Lands Lane Footpath 085/20/1

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 10:51
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: E

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Project	Eastleigh New Settlement	Drawing No.	CSA/6147/102
Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Site extends full width of view



Photograph 8 View from corner of Footpath 085/19/1 and Footpath 085/19/2

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 13:20
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

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Project	Eastleigh New Settlement	Drawing No.	CSA/6147/102
Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Site extends full width of view

Dwellings on Pembers Farm Avenue



Photograph 9 View from Footpath 085/19/2 south east of Tippers Copse

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 13:13
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

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Project	Eastleigh New Settlement	Drawing No.	CSA/6147/102
Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Site extends full width of view



Photograph 10 View from junction of Footpath 085/21/1 and Footpath 085/19/3

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 12:23
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Eastleigh New Settlement	Drawing No.	CSA/6147/102
Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Site extends full width of view



Photograph 11 View from Mortimers Lane B3037

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 12:29
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: N

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Photograph 12 View from Hall Lands Lane east of Goater Way

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 10:16
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NW

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Drawing Title	Photosheets	Date	April 2024		
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Photograph 13 View from Footpath 085/23/2 to the north west of Hall Lands Copse

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2022, 13:46
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

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Drawing Title	Photosheets	Date	April 2024		
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Photograph 14 View from Footpath 085/23/2 to the north of Hall Lands Copse

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2023, 13:46
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

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Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Photograph 15 View from Footpath 085/23/2 to the north east of Hall Lands Copse

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 13:34
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

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Drawing Title	Photosheets	Date	April 2024		
Client	Croudace Homes	Drawn	JP	Checked	CA	Rev	B

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Photograph 16 View from Bridleway 085/23/1 south east of Park Hills Wood

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 11:10
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

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Drawing Title	Photosheets	Date	April 2024
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Contextual Photograph 17 View from Footpath 085/21/1 between Footpath 085/19/2 and Bridleway 085/23/1

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Photograph 18 View from Bridleway 085/23/1 south of Park Pale

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 11:24
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

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Contextual Photograph 19 View from Footpath 085/21/1 south of Park Pale

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Photograph 20 View from Bridleway 085/23/1 north east of Park Pale

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 11:32
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

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Drawing Title	Photosheets	Date	April 2024		
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Photograph 21 View from Bridleway 085/23/1 west of Lea Cottage

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.202, 11:46
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

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Photograph 22 View from Stroudwood Lane

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 12:54
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: W

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Photograph 23 View from Mortimers Lane B3037 south west of Stroudwood Lane

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 12:47
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NW

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Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Plant nursery on Stroudwood Lane



Photograph 24 View from Mortimers Lane B3037 south east of St Francis Animal Shelter

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 12:43
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: N

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Drawing Title	Photosheets	Date	April 2024
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Photograph 25 View from Footpath 085/17/1

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 12:34
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NW

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Drawing Title	Photosheets	Date	April 2024
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Photograph 26 View from Goater Way

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.202, 14:32
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: N

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Drawing Title	Photosheets	Date	April 2024
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Photograph 27 View from junction of Winchester Road and Clifford Place

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.202, 14:24
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: E

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Ashwell, Hertfordshire SG7 5NT
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Drawing Title	Photosheets	Date	April 2024
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Photograph 28 View from junction of Winchester Road and Paynes Close

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 14:19
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: E

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Drawing Title	Photosheets	Date	April 2024		
Client	Croudace Homes	Drawn	JP	Checked	CA	Rev	B

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Photograph 29 View from junction of Winchester Road and Savernake Way

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 14:11
Canon xx00D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

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Drawing Title	Photosheets	Date	April 2024
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Photograph 30 View from The Fox and Hounds public house, Winchester Road

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 14:08
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

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Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Photograph 31 View from Bridleway 085/23/2 east of The Fox and Hounds public house

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 14:04
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

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Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Utilita Bowl cricket ground

Dwellings on Winchester Road



Photograph 32 View from Bridleway 085/23/2 northwest of Jamesmead Farm, looking south west

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 13:57
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

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Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Photograph 33 View from Bridleway 085/23/2 northwest of Jamesmead Farm, looking north east

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2022, 13:56
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NE

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Drawing Title	Photosheets	Date	April 2024
Client	Croudace Homes	Drawn JP / Checked CA / Rev B	

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Photograph 34 View from Bridleway 085/23/2 east of Jamesmead Farm

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
04.03.2024, 13:46
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

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Drawing Title	Photosheets	Date	April 2024
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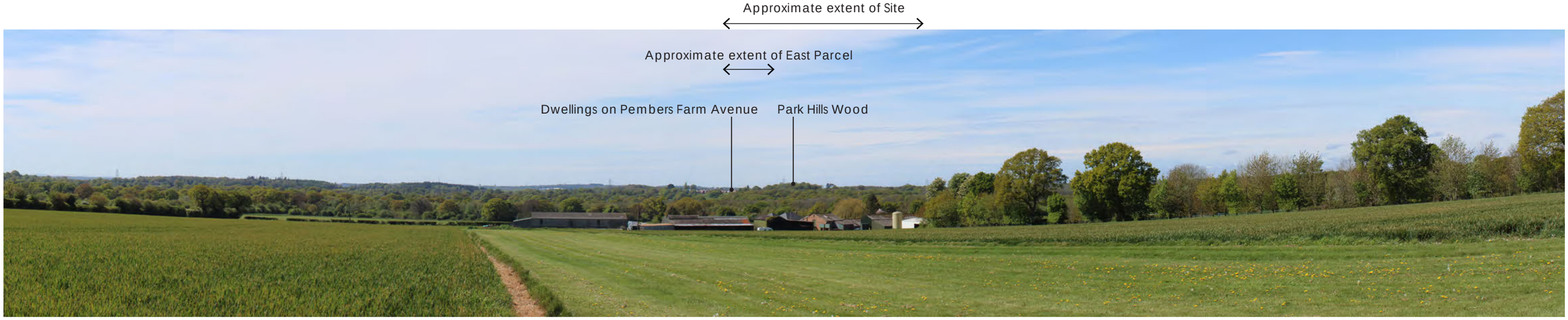
Contextual Photograph 35 View from Bridleway 085/23/2 south west of Park Hills Wood

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
03.04.2024, 13:52
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: N

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Drawing Title	Photosheets	Date	April 2024
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Panorama 36 For context only



Photograph 36

View from Restricted Byway 185/32/1
Monarch's Way north east of Roughay Farm

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
30.04.2024, 10:19
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: SW

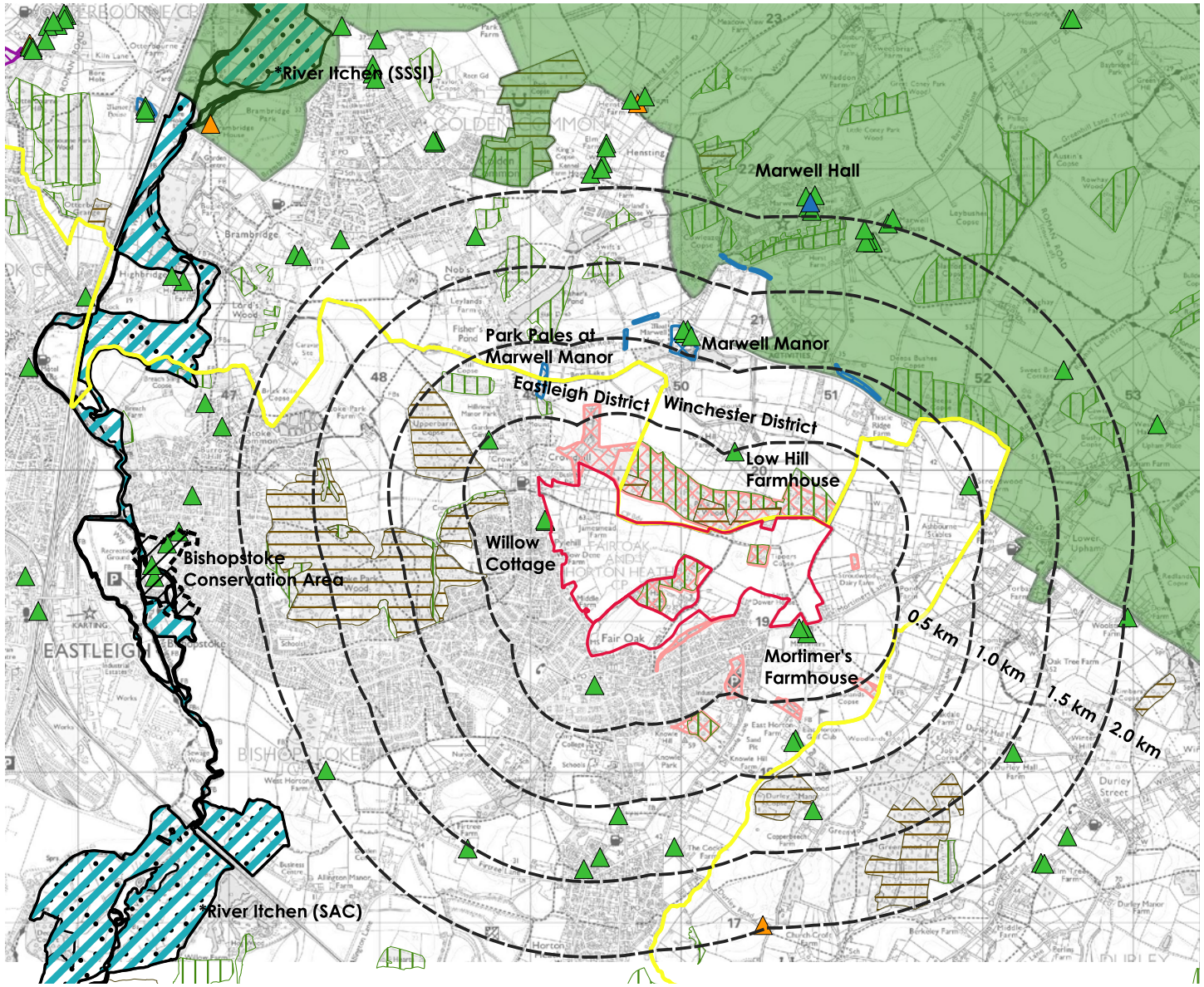
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Project	Eastleigh New Settlement	Drawing No.	CSA/6147/102		
Drawing Title	Photosheets	Date	April 2024		
Client	Croudace Homes	Drawn	JP	Checked	CA	Rev	B

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Appendix D

Designations and Local Policy Plan



Legend

Site

District Boundary

Designations

Heritage

Conservation Areas

Listed Buildings

I

II*

II

Scheduled Monuments (SM)

Registered Parks and Gardens (REG)

Landscape

National Parks

Ecology

Sites of Special Scientific Interest (SSSI)

Special Areas of Conservation (SAC)

Ancient Woodland

Ancient & Semi-Natural Woodland

Ancient Replanted Woodland

Eastleigh Borough Local Plan 2022

SINCs

0 0.5 1 km

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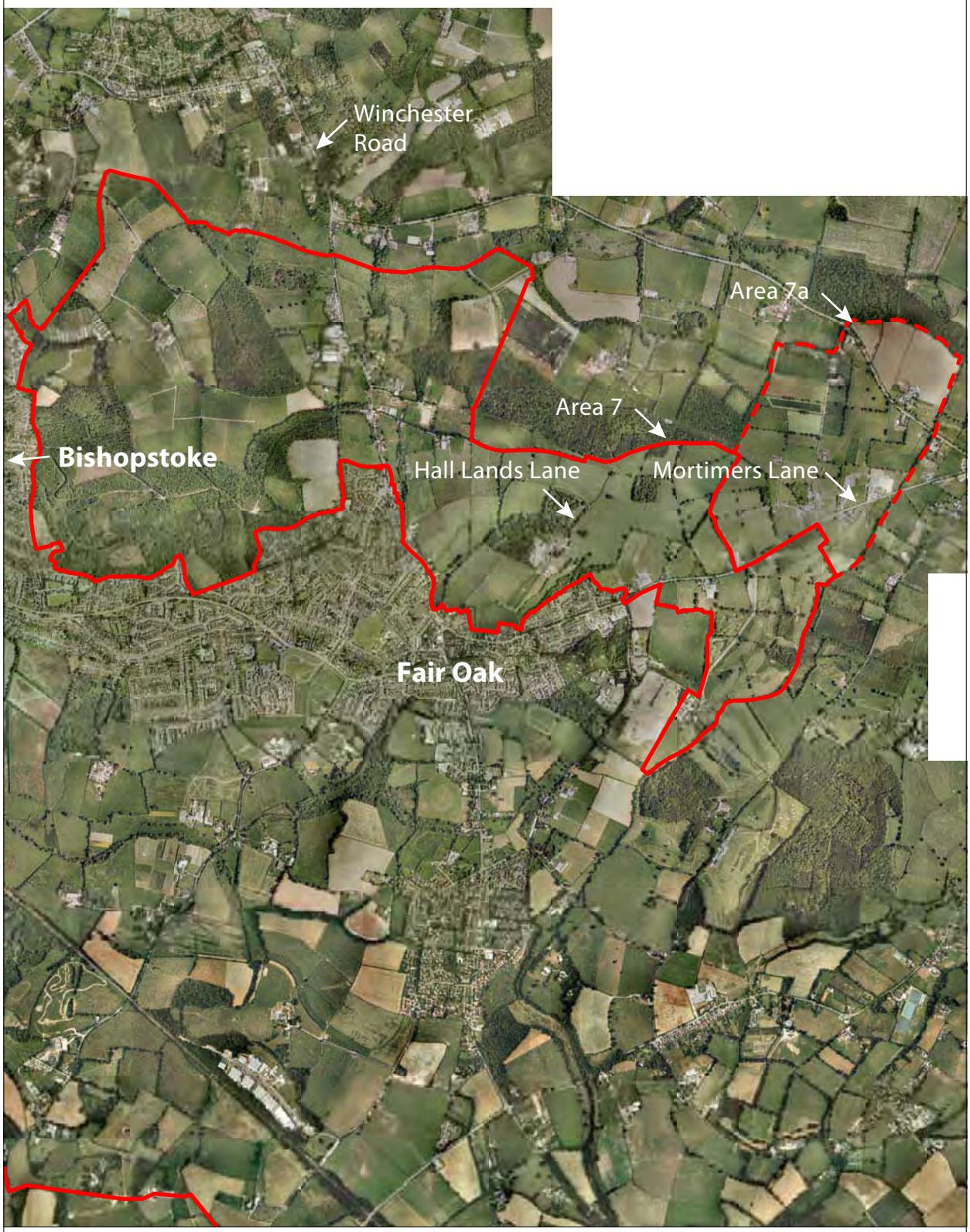
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Project	Eastleigh New Settlement	Date May 2025	Drawing No. CSA/6147/103
Drawing Title	Designations and Local Policy Extract Plan	Scale Refer to scale	Rev A
Client	Croudace Homes	Drawn JP	Checked CA

Appendix E

Extract from published Landscape Character Assessments

Area 7: Bishopstoke- Fair Oak Woodland and Farmland



Description

4.99 The main unifying feature of this character area is the ridge that extends eastwards from the edge of the Itchen Valley, through Stoke Park Wood and Crowdhill/ Pylehill to Tippers Copse, where the land falls to the northeast. The full extent of the ridge cannot be seen from any one viewpoint. Settlement screens it in the south, and woodland and undulations in the landform screen views on the ridge itself and to the north. There are frequent woodlands and, in many parts, small fields with hedges and hedgerow trees. The overall impression is one of a wooded, rural landscape with views provided of substantial woodland blocks, particularly in the west of the area.

4.100 The B3354 Winchester Road crosses the area north-south. Settlements at Pylehill and Crowdhill have developed along the road, mainly to the west, and there is a distinctly urban fringe character. In the east the landscape character becomes more fragmented. There is a rather degraded parkland character around The Little Dower House, Mortimers Lane and the strong hedgerow pattern is disrupted by the golf course south of Mortimers Lane.

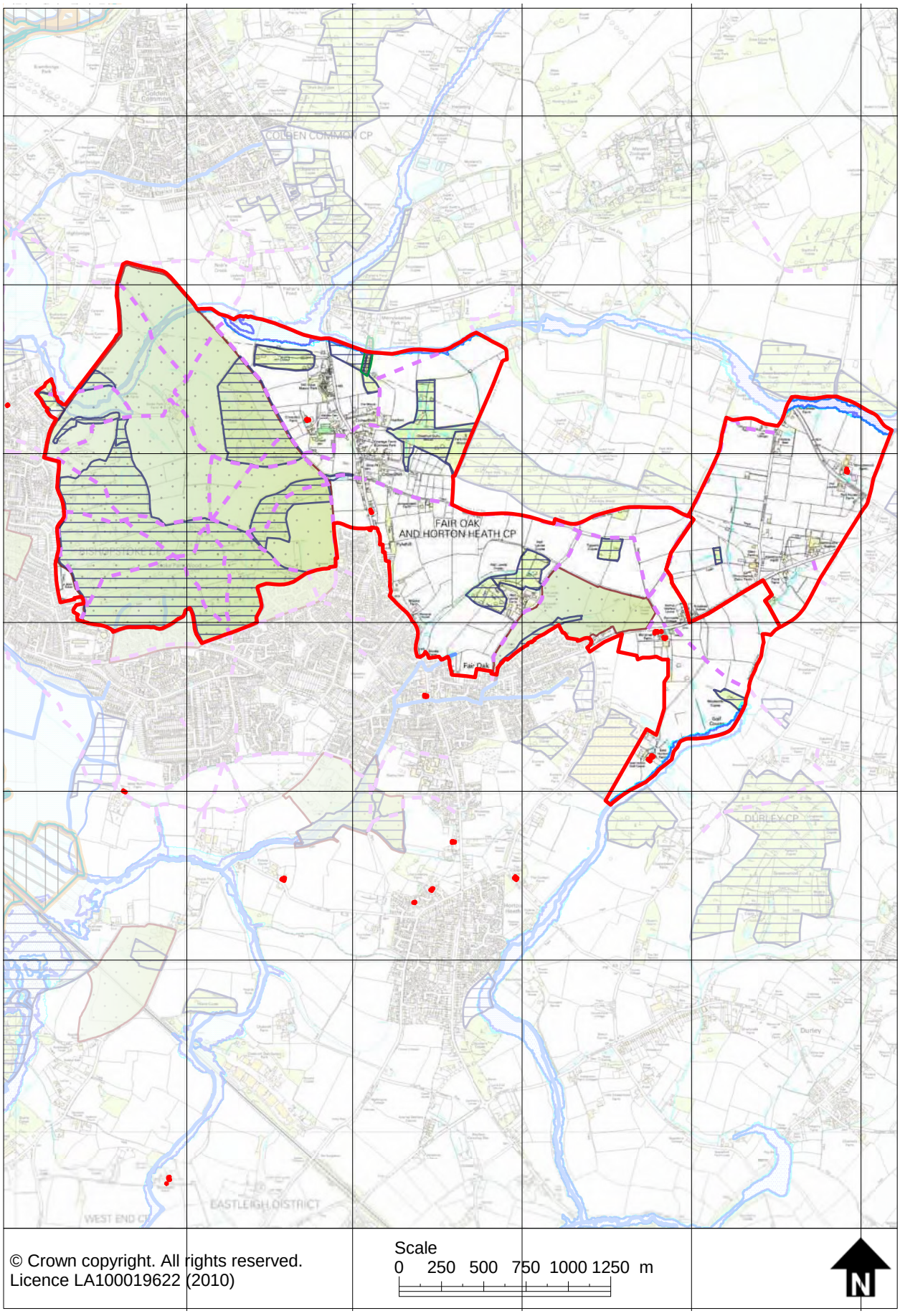
4.101 The majority of the western and southern boundaries of the character area are formed by the settlement edges of Bishopstoke and Fair Oak. The northern and eastern boundaries are less clearly defined, although in part are delineated by water courses.

4.102 In the north-east corner of the character area, as the land slopes away from the ridge, the former Stroud Wood Common is now an area of small rectilinear fields in pasture use forming a distinct sub-area, the Stroud Wood Pastures, (7a).

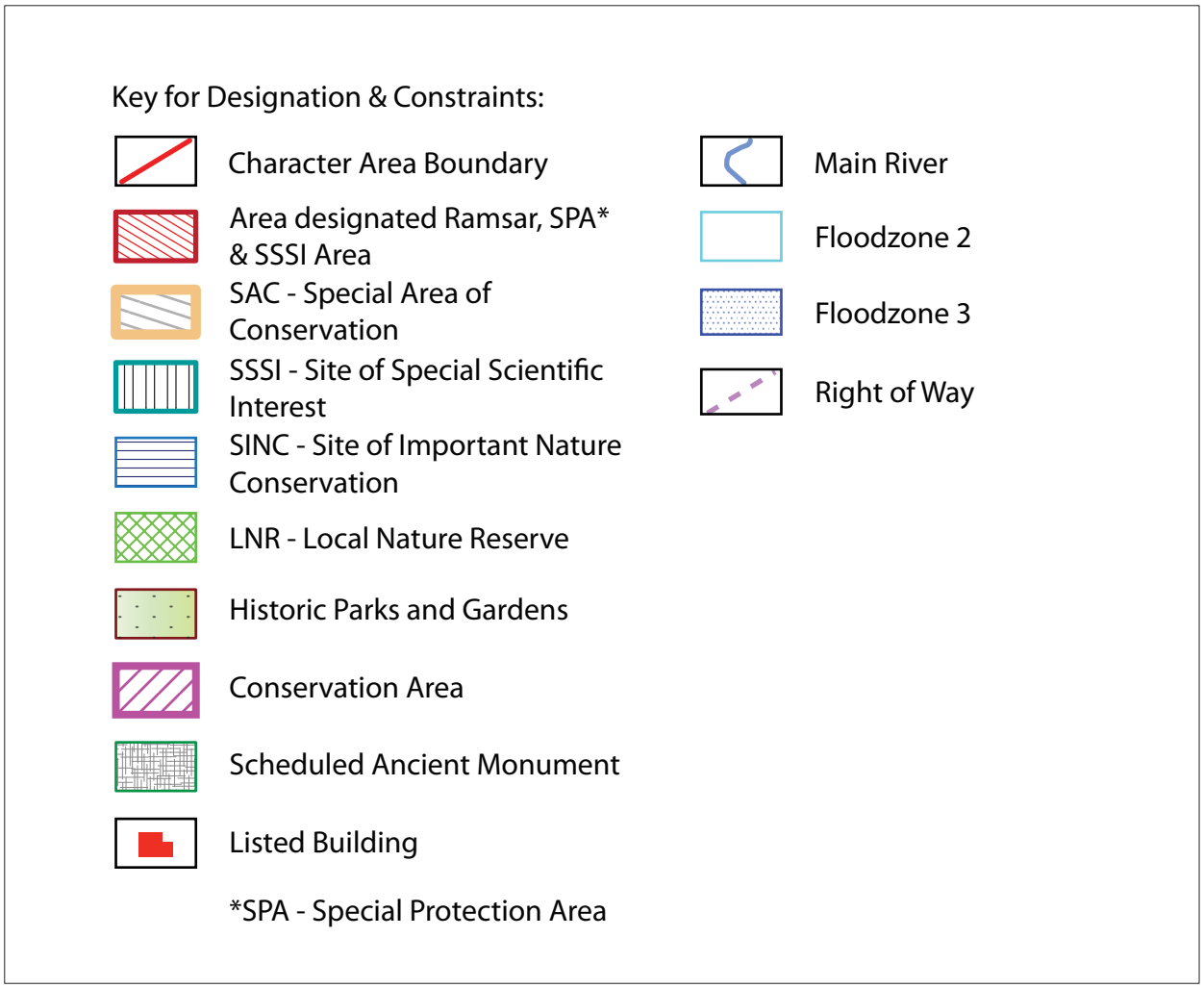


Figure 18. View south from Hallands Lane

Designations and Constraints



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Historic Features

4.103 Stoke Park Woods in the west of the character area is included on the Hampshire Historic Parks and Gardens register. In addition, Fair Oak Park towards the southeast of the area has been proposed to be listed:

4.104 Fair Oak Park – "Proposed for listing – no information available."

4.105 Stoke Park Woods - "Deer park referred to as Stoke Wood; used as a hunting ground by King John 1205; wood has changed little in size since medieval times; impark 1242 for Bishop of Winchester; woodland walks; managed by Forestry Commission."

4.106 In the north of the character area near Winchester Road there is a Scheduled Monument:

4.107 Park Pale At Marwell, South Of Fisher's Pond (Monument No. 20001).

4.108 There are a number of listed buildings scattered through the character area, although these have no significance contribution to the overall character of the area.



Figure 19. View north from Stoke Park Woods panorama

HCC Historic Landscape Types:

4.109 Historic landscapes types in this area are:

1.6 Medium to large regular fields with wavy boundaries (late medieval to 17th/18th century enclosure)
1.9 Small regular fields with straight boundaries (parliamentary type enclosure)
1.16 Small rectilinear fields with wavy boundaries
4.1 Assart pre-1810 woodland
4.3 Other pre-1810 woodland
4.4 Replanted other pre-1810 woodland
4.5 19th century plantations (general)
7.7 Fishponds, hatchery complexes, natural ponds and lakes
9.6 Post 1810 Settlement
9.7 Village or hamlet 1810 extent

Ecological Features

4.110 Stoke Park has been identified as a priority area within the BAP. Large areas of woodland provide suitable habitats for many species associated with woodland cover. The Dormouse, badgers, Roe deer and a number of rare butterflies are known to live here. The area has a network of hedgerows that create green corridors through which woodland animals can move from woodland to woodland.

4.111 There are a number of sites of differing habitat types that have been designated as SINCs because of their nature conservation significance. The area has a network of hedgerows that creates green corridors through which woodland animals can move from woodland to woodland.



Figure 19. View north from Stoke Park Woods panorama

Key Characteristics

4.112 The key characteristics for this area are:

- Undulating ridge
- Frequent woodland blocks
- Rectilinear pattern of small fields with good hedgerow trees
- Small copses add to wooded character
- Views across rural landscape from the northern edge and to the south from woodland clearings
- Prominent roadside residential development
- Distinct sub-area with a very strong hedgerow pattern to the north east



Figure 20. Stoke Park Woods



Figure 21. View west from Stroudwood Lane panorama

Landscape Types

4.113 Landscape types as set out in the Hampshire County Council Integrated Character Assessment 2011 for this area are:

- Lowland Mosaic, Medium Scale
- Lowland Mosaic, Small Scale

Landscape Character Sensitivity

4.114 Overall it is an attractive landscape with Stoke Park Woods and the sub area (7a) providing distinctive features that have amenity and wildlife value.

4.115 Contained within the area is a very distinctive parkland landscape.

Visual Sensitivity

4.116 The area is predominantly rural, with woodlands, for the most part, shielding the development at the urban edge. It has an undulating landform, good vegetation cover, and often has wide views out. The significant woodland elements in this area can be seen from some distance away.

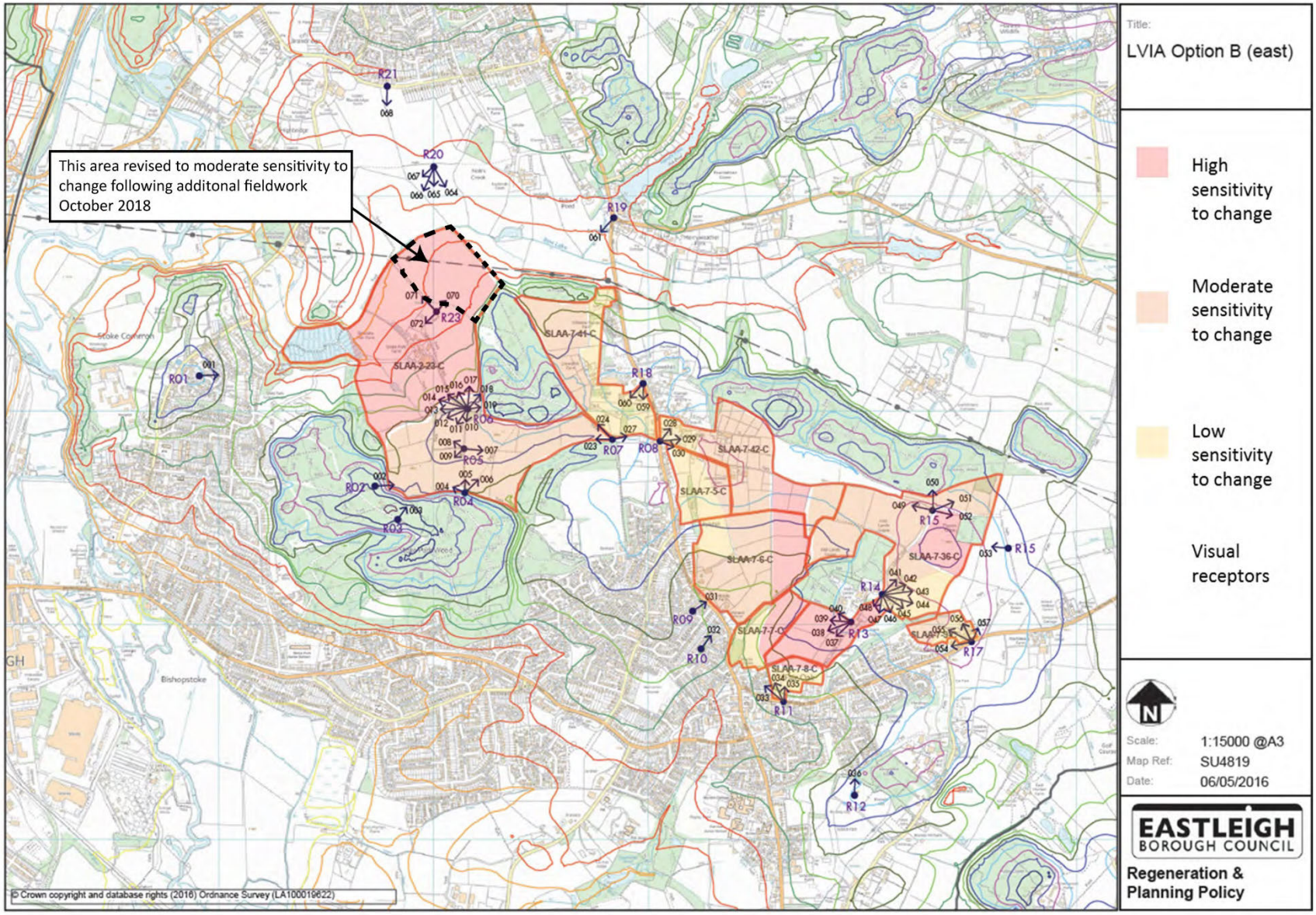
Key Issues

4.117 The key issues for this area are:

- The erosion of the rural character of Winchester Road through increased levels of residential development
- The number of ecological sites in the area which need to be interconnected
- The distinctively different character between area 7 and 7a



Figure 21. View west from Stroudwood Lane panorama



Landscape Sensitivity and Location of Visual Receptors

Appendix F

Wider Site Framework Plan



Key

- Site Boundary
- 01 Potential vehicular access point
- 02 Potential location for primary school
- 03 Potential location for retail, a food store and local centre including co-working and community hub
- 04 Existing pedestrian access points
- 05 Potential pedestrian/cycle access points
- 06 Retained tree belt / hedgerow planting
- 07 Sustainable Drainage System (SuDS)
- 09 Kickabout space
- 10 Sports pitches
- 11 Swales
- 12 Meadow planting
- 13 Neighbourhood green
- 14 Community orchard
- 15 Community allotment
- 16 Opportunity to downgrade Winchester Road and re-provide a vehicular route through the site – this will benefit existing residents by allowing Winchester Road to become quieter and alleviate capacity concerns at the Sandy Lane/Winchester Road junction

  This north to south road will also provide improved pedestrian and cyclist infrastructure
- 17 Farmstead style community hub with coworking and cafe
- Play space
- Public right of way
- Residential development

0 metres 250
(1:5,000)

CLIENT:
Croudace Homes

PROJECT:
Fair Oak, Eastleigh

DRAWING:
Wider site framework plan

PROJECT NUMBER:
1413

DRAWING NUMBER: 005
CHECKED BY: LA
REVISION: -
STATUS: Draft
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SCALE: 1:5,000

MOSAIC
Urban Design & Masterplanning

Appendix G

Methodology for Landscape and Visual Assessment

METHODOLOGY FOR LANDSCAPE AND VISUAL OVERVIEW

M1 In landscape and visual impact assessment, a distinction is normally drawn between *landscape/townscape effects* (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and *visual effects* (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.

M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:

'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and

'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

LANDSCAPE/TOWNSCAPE EFFECTS

M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

(i) existing land uses;
(ii) the pattern and scale of the landscape;
(iii) visual enclosure/openness of views, and distribution of visual receptors;
(iv) susceptibility to change;
(v) the scope for mitigation, which would be in character with the existing landscape; and
(vi) the condition and value placed on the landscape.

M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

M5 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes *'…in a manner commensurate with their statutory status or identified quality in the development plan'.*

M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.

M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.

M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.

M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.

M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

M12 In describing the content of a view the following terms are used:

No view - no views of the development;
Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
Partial - a clear view of part of the development only;
Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
Open - a clear view to the development.

M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.

M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals.

CUMULATIVE EFFECTS

M22 Cumulative effects are '*the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.*'

M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

Table LE 1 **LANDSCAPE / TOWNSCAPE QUALITY AND VALUE**

Description of Landscape/Townscape Quality and Value	Very High	High	Medium	Low
	Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site. **Townscape Quality:** A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site **Value:** Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.	**Landscape Quality:** A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area. **Townscape Quality**: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area **Value:** High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.	**Landscape Quality:** Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features. **Townscape Quality**: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality. **Value:** An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.	**Landscape / Townscape Quality:** Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions. **Value:** Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.

CSA environmental

Table LE 2 **LANDSCAPE / TOWNSCAPE SENSITIVITY**

	Very High	High	Medium	Low
Description of Sensitivity	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.

CSA environmental

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

Description of the Change predicted	Substantial	Moderate	Slight	Negligible	Neutral
	Total loss of or significant impact on key characteristics, features or elements	Partial loss of or impact on key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

Description of the Effect	Substantial	Moderate	Slight	Negligible	Neutral
	The proposals will alter the landscape/ townscape in that they: • will result in substantial change in the character, landform, scale and pattern of the landscape/townscape; • are visually intrusive and would disrupt important views; • are likely to impact on the integrity of a range of characteristic features and elements and their setting; • will impact a high quality or highly vulnerable landscape; • cannot be adequately mitigated.	The proposals: • noticeably change the character, scale and pattern of the landscape/townscape; • may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements. • are a noticable element in key views; • not possible to fully mitigate.	The proposals: • do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character; • will impact on certain views into and across the area; • mitigation will reduce the impact of the proposals but some minor residual effects will remain.	The proposals: • complement the scale, landform and pattern of the landscape/townscape; • development may occupy only a relatively small part of the Site; • maintain the majority of landscape features; • incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.	The proposals: • maintain existing landscape/townscape character; • has no impact on landscape features, such as trees, hedgerows, watercourses, etc.; • utilises a highly degraded landscape or brownfield site.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of benefical landscape effects.

Table VE 1

VISUAL SENSITIVITY

Description of the Receptor	High	Medium	Low
	Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day. Users of Public Rights of Way in sensitive or generally unspoilt areas. Predominantly non-motorised users of minor or unclassified roads in the countryside. Views from within an National Landscape, National Park, World Heritage Ste or Conservation Area and views for visitors to recognised viewpoints or beauty spots. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.	Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields. Schools and other institutional buildings, and their outdoor areas. Users of minor or unclassified roads in the countryside, whether motorised or not.	People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.

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Table VE 2 VISUAL MAGNITUDE OF CHANGE

Description of the Change predicted	
Substantial	Large and dominating changes which affect a substantial part of the view.
Moderate	Clearly perceptible and noticable changes within a significant proportion of the view.
Slight	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).
Negligible	Very minor changes over a small proportion of the view(s).
Neutral	No discernible change to the view(s).

Table VE 3 VISUAL EFFECTS

Description of the Effects	
Substantial	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.
Moderate	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.
Slight	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visable element within the view, or a greater effect on a view from a receptor of lower sensitivity.
Negligible	The proposals would result in a negligible change to the view but would still be discernible.
Neutral	No change in the view.

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Footnote:
1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

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APPENDIX 3. TRANSPORT PROMOTION REPORT



North East Fair Oak

Transport Promotion Report

January 2025

Croudace and Highwood

MIXED USE DEVELOPMENT
NORTH EAST FAIR OAK
EASTLEIGH

TRANSPORT PROMOTION REPORT

CONTROLLED DOCUMENT

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EXECUTIVE SUMMARY

This Transport Promotion Report (TPR) outlines the transport-related opportunities for a proposed strategic development site at North East Fair Oak referenced SDO A (A1, A2 and part of A3) in Eastleigh Borough Council's Issues and Options Consultation Document.

The site is located near existing amenities, pedestrian and cycle networks, and is well-served by regular bus services. The development has the potential to integrate with existing transport infrastructure, including the opportunity to extend existing bus services to the site, and provide enhanced facilities for non-car modes, especially along the Bishopstoke Road corridor for journeys into Eastleigh.

The site would provide three vehicle access locations which include the provision of a 3-arm roundabout on Winchester Road to the north, the extension of Winchester Road into the site boundary to the south and a right turn lane arrangement on Mortimers Lane. Each vehicular access is supported by high quality pedestrian and cycle infrastructure, which would be continued within the development and supported by a number of additional pedestrian and cycle accesses.

The TPR confirms that the proposed development has the opportunity to deliver improvements to the surrounding highway network to encourage the uptake of sustainable transport modes. This includes the provision of high-quality pedestrian, cycle and public transport connections between the site and the surrounding areas in addition to improvement schemes along the Bishopstoke Road Corridor, potential public realm improvements at Fair Oak Square and mitigation schemes at a number of key junctions including Station Hill. Furthermore, this the site is able to contribute towards the provision of key infrastructure such as the extension of existing community facilities, a north-south bypass road, a primary school, food store and mobility hub.

Overall, the site offers an accessible and well-connected location for a sustainable, high-quality development which is anticipated to score highly against the criteria for strategic sites set out in Eastleigh Borough Council's Issues and Options document.

MIXED USE DEVELOPMENT
NORTH EAST FAIR OAK
EASTLEIGH

TRANSPORT PROMOTION REPORT

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Appendix E – Stagecoach Letter of Support

1. INTRODUCTION

1.1 This Transport Promotion Report (TPR) has been prepared on behalf of Croudace and Highwood to support the promotion of North East Fair Oak.

1.2 This report has been informed by completion of a number of technical aspects which have been progressed in discussion with Hampshire County Council (HCC). This technical information is not included within this report however this can be shared with Eastleigh Borough Council (EBC) separately should this information be requested.

1.3 The aim of this report is to demonstrate that the development is deliverable from a transport perspective, including a safe and suitable access strategy and being located in a sustainable area and/or providing sustainable transport infrastructure and ultimately support the site being allocated for development within the EBC Local Plan.

2. SITE ACCESSIBILITY

Local Amenities and Facilities

2.1 A review has been undertaken to assess the the accessibility of the site for pedestrians and cyclists. Table 1 provides an extensive detailed breakdown of all of the facilities within the local area and their walking and cycling distances from the site boundary. An average walking speed of 80m per minute (approximately 3mph/4.8kph), and a cycling speed of 400m per minute (approximately 15mph/24kph) has been applied.

2.2 This exercise indicates that the site is located within the desired walking and cycling distances to the surrounding facilities as identified in the CIHT's document, 'Providing for Journeys on Foot' (2000).

Local Amenities and Facilities	Distance from Site (m)	Walking Time (minutes)	Cycling Time (minutes)
Beauty Salon (Karma Life & Beauty)	300m	4	1
Nursery School (Footprints Pre-schools Ltd)	400m	5	2
Place of Worship (St Thomas's Church)	400m	5	2
Convenience Shop (Tesco Esso Express)	500m	7	3
Petrol Station (Tesco Esso Express)	500m	7	3
Restaurant (Kutis Noorani)	500m	6	2
Restaurant (The Old George)	500m	7	3
Beauty Salon (Beauty Boutique Fair Oak Ltd)	500m	7	3

Personal Training Facilities (Revival Fitness Company)	550m	7	3
Hairdressers (April Scott Hair)	550m	7	3
Barbers (The Barbers at Number One)	550m	7	3
Restaurant (The Oven Door)	550m	7	2
Local Bus Stop (The Square)	550m	7	3
Beauty Salon (The Skin, Hair & Beauty Lounge - Beauty Salon in Fair Oak)	650m	9	3
Hairdressers (One 2 One Hair Design)	700m	9	3
Pharmacy (Fair Oak Village Pharmacy)	700m	9	3
Convenience Shop (Welcome Stores)	700m	9	3
Dentist (Fair Oak Dental)	750m	10	3
Hairdressers (Hair By Elaine Ashley)	750m	10	3
Car Park (Laurence Court Car Park)	800m	10	3
Sports Club (Alec Miles Equestrian)	850m	12	4
Sports Ground (Fair Oak Squash Club)	850m	11	4
Care Home (Sunnybank House Care Home)	900m	13	4
Car Repair Garage (Car Craft Engineering)	950m	14	4
Coffee Shop (The Foundation Café CIC)	950m	13	4
Nursery School (Happy Days Pre-school)	1000m	14	5
Nursery School (Fair Oak Infant School)	1000m	14	4
Secondary School/ College (Wyvern College)	1000m	14	5
Sports Club (Eastleigh & Southampton Karate Club)	1000m	13	5
Park (New Century Park)	1000m	14	5
Local Bus Stop (Hall Lands Lane)	1000m	14	5
Village Hall (Fair Oak Village Hall)	1000m	14	5
Convenience Shop (The Co-op)	1100m	16	5
Coffee Shop (The Coffee Cabin Bakeshop)	1100m	16	5
Restaurant (Sonny's Traditional Fish and Chips)	1100m	16	5
Primary School (Fair Oak Junior School)	1100m	15	5
Gym (Activate Gym)	1100m	15	5
ATM (The Co-op)	1100m	16	5
Amazon Locker (Juan)	1200m	17	5
Car Repair (Eddie Holmes Mobile Auto Repairs)	1200m	17	5
Hairdressers (Envy Hair & Beauty)	1200m	16	5
Recreation Ground (Pembers Hill Playground)	1200m	17	6
Pub (New Clock Inn)	1300m	18	6

Defibrillator (Knowle Park Defibrillator)	1300m	17	5
Council Offices (Fair Oak & Horton Heath Parish Council Offices)	1300m	18	5
Recreation Ground (Blackberry Drive)	1400m	19	5
Recreation Ground (White Trees Skatepark)	1400m	19	5
Restaurant (The Lapstone Public House in Fair Oak)	1500m	21	5
Pharmacy (Strawberry Fields Pharmacy)	1500m	21	6
GP Surgery (Stokewood Surgery)	1500m	21	6
Place of Worship (St Swithun Wells RC Church)	1500m	21	6
Recycling Centre (Fair Oak Household Waste)	1500m	21	7
Youth Centre (Y-Zone Youth Centre)	1500m	20	6
Nail Salon (HappyNails)	1500m	21	6
Primary and Senior School (The Kings School)	1600m	22	6
Place of Worship (Fair Oak Family Church)	1600m	22	6
Garden Centre (Allington Nursery)	1600m	22	6
Pub (The Fox & Hounds, currently closed)	1700m	24	7
Hairdressers (Lola Hairstyling)	1700m	23	7
Orchard (Lapstone Community Orchard)	1800m	25	6
Nursery School (Rainbows Pre-school)	1800m	25	8
Dog Grooming (Mobile Dog Grooming)	2000m	27	8
Community Centre (Woodland Community Centre)	2000m	25	8
Petrol Station (Horton Heath Service Station)	2000m	27	7
Park (Knowle Park)	2100m	29	8
Nursing Home (Home Park Nursing Home)	2200m	31	8
Garden Centre (Fair Oak Garden Centre)	2300m	32	10
Community Centre (Horton Heath Community Centre)	2400m	32	9
Place of Worship (St Pauls Church)	2400m	32	8
Restaurant (The Welcome Inn)	2400m	33	8
Golf Club (East Horton Golf Club)	2700m	36	9

Table 1: Local Amenities and Facilities

Walking Isochrone Map

2.3 CIHT's 'Planning for Walking' (2015) document suggests that most trips on foot are for short distances, with 80% being less than 1.37km and the maximum preferred walking distance being 2km as set out in 'Providing for Journeys on Foot' (2000). As outlined in **Table 1**, the local amenities and facilities are all within a 2km walking distance. To provide a clear understanding, the walking distance between 1-2km

has been presented within the Isochrone shown in **Figure 1**.

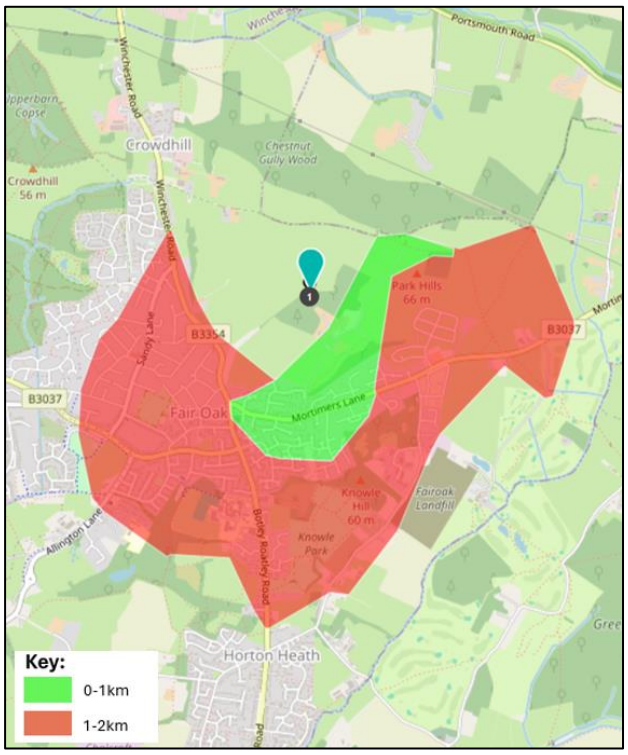


Figure 1: Walking Isochrone Map (0-2km)

2.4 **Figure 1** demonstrates that the site, using the existing access locations, is accessible to majority of Fair Oak within the ideal walking distance where the local amenities and facilities are located based on existing pedestrian connections. The site has the opportunity to deliver attractive walking and cycling connections along the western boundary which will provide connection onto Winchester Road and in turn reduce walking distances to the west of the site.

Cycle Network

2.5 The site is located approximately 4.5km east of the National Cycle Route 24, which is accessible via a 15-minute cycle. Route 24 is an extensive countryside cycle path, which travels from Bath through Radstock, Frome, Warminster and Salisbury. At Eastleigh this route connects onto Route 23 which runs from Reading to Southampton, connecting the site to nearby areas such as Eastleigh, Winchester and Reading. The proximity of the cycle routes to the site and the 15-minute cycle route is demonstrated in **Figure 2**.

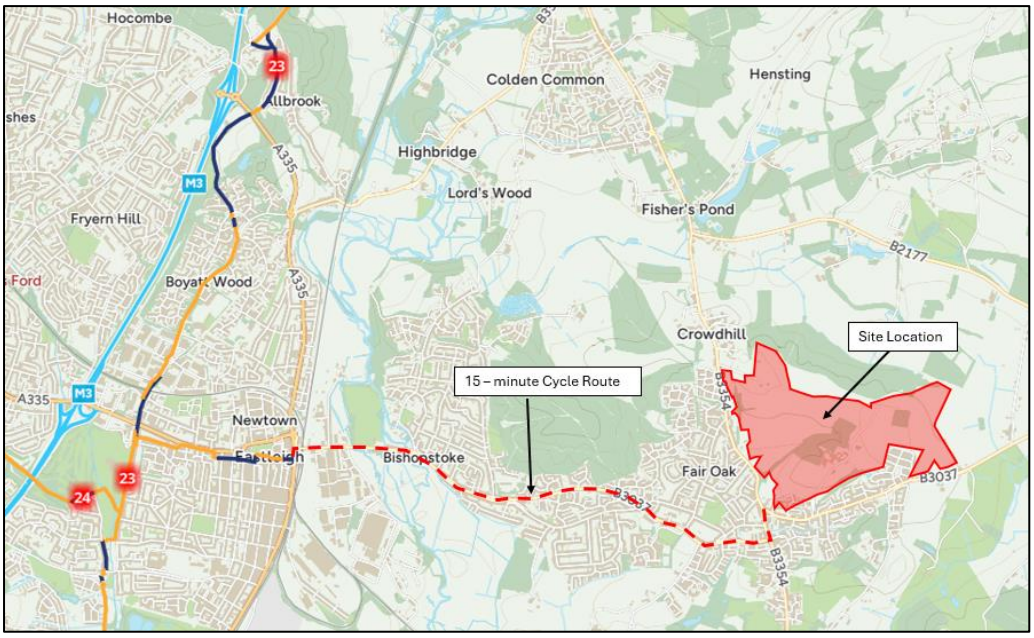


Figure 2: National Cycle Routes

Cycling Isochrone Map

2.6 CIHT's 'Planning for Cycling' (2015) document suggests that the majority of cycling trips are for short distances, with 80% being less than five miles (8km) and with 40% being less than two miles.

2.7 A cycling isochrone map has been provided within **Figure 3** showing the area people are likely to cycle to from the development, based upon CIHT's guidance. This includes key surrounding centres such as Eastleigh and Hedge End.

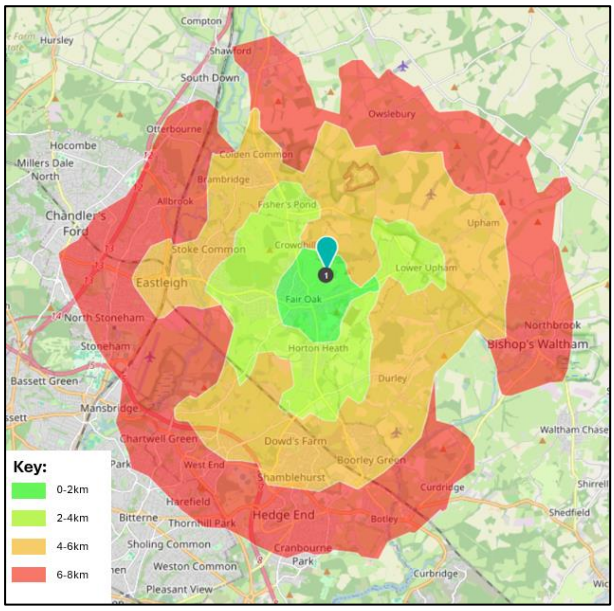


Figure 3: Cycling Isochrone Map (0-8km)

2.8 **Figure 3** indicates that residents will be able to cycle to nearby areas such as Eastleigh, Bishops Waltham, Hedge End and National Cycle Route 24. The development has the potential to provide improvements to existing cycling infrastructure to make these connections attractive for lists and high quality

Bus Services

2.9 The proposed site is bordered to the west and south with 5 local bus stops, with an additional 4 bus stops within walking distance. The proximity of the bus stops in relation to the site and existing public footpaths / bridleways is demonstrated in **Figure 4**, however the site will also deliver a number of pedestrian/cycle connections to the east to provide direct access to Winchester Road.

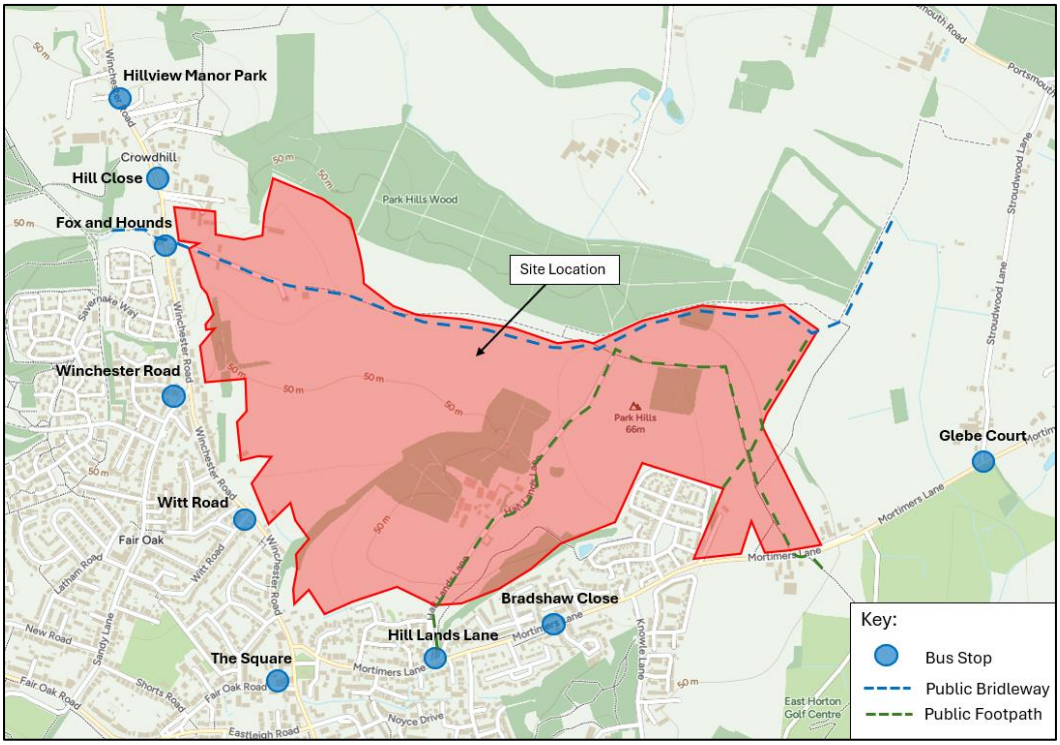


Figure 4: Bus Stops Surrounding the Site

2.10 These services available from nearby bus stops can be seen in **Table 2**.

Service	Operator	Bus Stop	Route	Frequency		
				Monday – Friday	Saturday	Sunday
69	Stagecoach	Fox and Hounds / Hill Lands Lane / Bradshaw Close / Winchester Road	Peter Symonds College Winchester – Bishops Waltham - Fareham	Every 1 hour	Every 1 hour	Every 1-3 hours
2	BlueStar	Winchester Road / Witt Road	Southampton – North Stoneham – Eastleigh – Fair Oak	Every 10-30 minutes	Every 10-30 minutes	Every 30 minutes – 1 hour
3	Blue Star	The Square	Southampton – Thornhill – Botley – Fair Oak - Eastleigh	Every 1 hour	Every 1 hour	Every 2 hours

649	Stagecoach	Hall Lands lane / Bradshaw Close	Botley Station – Swanmore Technology College	Twice a day (school service)	No service	No service

Table 2: Bus Services

2.11 The bus services available from near the site present an opportunity to encourage bus travel to local destinations and nearby areas such as Southampton and Eastleigh, as well as providing services to Eastleigh and Hedge End Rail stations.

2.12 The site is extremely well placed to promote public transport services. As detailed later within this report liaison has been undertaken with local bus operators, Bluestar and Stagecoach to engage in discussions on the potential bus routing through the development. Within EBC's Issues and Options document site is given a 'good rating' for connections to public transport however it is considered that this would be 'very good' given that there is opportunity for existing services to run within the site boundary.

Transforming Cities Fund (TCF)

2.13 In addition, Bishopstoke Road corridor is a key transport link for Fair Oak therefore Hampshire's proposed transport scheme (December 2024) aims to deliver:

"infrastructure improvements to provide priority for buses at the River side and Chickenhall Lane junctions using traffic signal control and a new westbound bus only lane outside The Hub Eastleigh, between the two main river bridges – see plans below. It will also provide improved facilities for bus passengers with enhanced bus stop facilities and real-time travel information.
The scheme aims to improve the reliability and journey times of buses travelling between Fair Oak, Eastleigh, and Southampton to support and encourage greater use of this transport mode."

2.14 These improvements will benefit sustainable transport within the area and provide more reliable connections for the proposed site to/from Eastleigh for which there is opportunity for the site to further develop.

Rail Services

2.15 The site is within a reasonable proximity to two Network Rail Stations, one being Eastleigh and the other Hedge End.

2.16 Hedge End Rail Station is found circa 4.4km south of the site and can be accessed via a 14-minute cycle route along Botley Road, or by taking the number 3 service for 30 minutes from The Square bus stop. The station falls under step-free Category B with an induction loop, ramp for train access, 96 car parking

spaces and 54 cycle spaces protected by a shelter and CCTV. Services provided consist of a 40-minute journey to Portsmouth Harbour and a 1 hour 29-minute journey to London Waterloo.

2.17 Eastleigh Rail Station is located approximately 4.8km west of the site and can be accessed via a 16-minute cycle or a 20-minute journey using the number 2 bus service from Witt Road bus stop. This step-free category A station has step-free access to all platforms as well as a ramp for train access, induction loop and wheelchairs available. It also provides 133 car parking spaces and 130 sheltered, CCTV protected cycle spaces in the form of stands and racks. Hedge End station is closer in distance to the site however Eastleigh is anticipated to be more commonly used as it provides a larger variety of services. These services and the time to the destination from Eastleigh are shown in **Table 3**.

Destination	Approx. Time to Destination
Winchester	10 minutes
Romsey	12 minutes
Southampton Central	12 minutes
Basingstoke	27 minutes
Portsmouth Harbour	47 minutes
Sailsbury	55 minutes
London Waterloo	1 hour 20 minutes
Bournemouth	1 hour 20 minutes
Brighton	1 hour 35 minutes

Table 3: Eastleigh Station Journey Times

2.18 **Table 3** shows that the site is in an accessible location to the train station to access large cities like Southampton, London and Brighton.

Summary

2.19 The site is within desirable walking/cycling distances to various amenities, including schools, shops, pharmacies, and bus stops. Local facilities are within CIHT Guidelines 2km walking distance, with opportunities for sustainable travel via public transport and cycling. There is the potential for the attractiveness of these routes to be enhanced by the development as well as the provision of the key facilities such as a primary school and food store.

2.20 The area offers sufficient pedestrian and cycling facilities, including footpaths and nearby bus stops. Proposed improvements to public transport and cycling access will enhance connectivity. Existing

footpaths and bridleways run through or border the site, maintaining access to local areas. The site is also well-served by bus services (Stagecoach and BlueStar), and it is close to two rail stations (Hedge End and Eastleigh), providing access to major cities.

3. TRIP GENERATION AND DISTRIBUTION

Trip Generation

3.1 To understand the likely trip generation and trip distribution associated with a strategic mixed-use development on the site, the TRICS database has been consulted, and a subsequent trip rate has been agreed with HCC for the proposed residential development and food store.

3.2 The trip rates agreed with HCC have been used to inform the technical work completed to date including the modelling assessments of the site accesses. Further detail on the trip rates agreed, trip generation and parameters can be shared with EBC on request.

Trip Distribution

3.3 To understand the likely trip distribution of vehicles from a strategic development in this location 2011 census data has been obtained for the area of Eastleigh 008 (E02004719) as the site location. This data informs where residents of the proposed development may travel to work based on historical data and has also been used to understand where users of the proposed food store would travel from. The details of the distributions agreed in principle with CHC subject to further assessment such as a gravity model can also be shared with EBC outside of this TPR.

3.4 While it is noted that EBC's Issues and Options document states that SDO A could impact the South Downs National Park there are opportunities to mitigate the developments impact which are currently being reviewed.

Primary School

3.5 In the first instance trips associated with the proposed primary school have not been identified given that there will be substantial element of internalisation and that occupants of the residential units would likely travel via sustainable modes to the proposed primary school.

Mobilty Hub

3.6 Whilse the site would provide a Mobility Hub it is not considered that this use would generate a significant number of 'new' vehicle trips to the network. Instead trips to the mobility hub would be completed by walking and cycling and while there may be a minor number of trips generated by bus services and car club vehicles. Therefore, no trips have been identified for this use at this stage.

Ancillary Uses

3.7 Other ancillary uses including the extension to the existing local centre are proposed as part of the development. At this stage no trips have been identified associated with these uses and as the proposals development a trip rate associated within the site internalisation will be identified.

4. ACCESS ARRANGEMENTS

4.1 It is proposed that the site would provide three access locations onto the surrounding highway network, offering permeability. One north on Winchester Road, the second South on Winchester Road and the third onto Mortimers Lane.

4.2 Given known capacity constraints on the surrounding highway network, and in particular the Sandy Lane/Winchester Road junction which was identified as part of the One Horton Heath (OHH) planning application (Eastleigh Planning Ref: O/20/89498), a Winchester Road Bypass Road (north/south) is proposed within the site. This will remove a significant amount of traffic from the existing Winchester Road and in turn improve the operation of the Sandy Lane/Winchester Road junction.

4.3 The context of the bypass road to the site access locations is shown diagrammatically in **Figure 5**. Further details on the Winchester Road bypass road within the site is discussed in **Section 5** of this report.

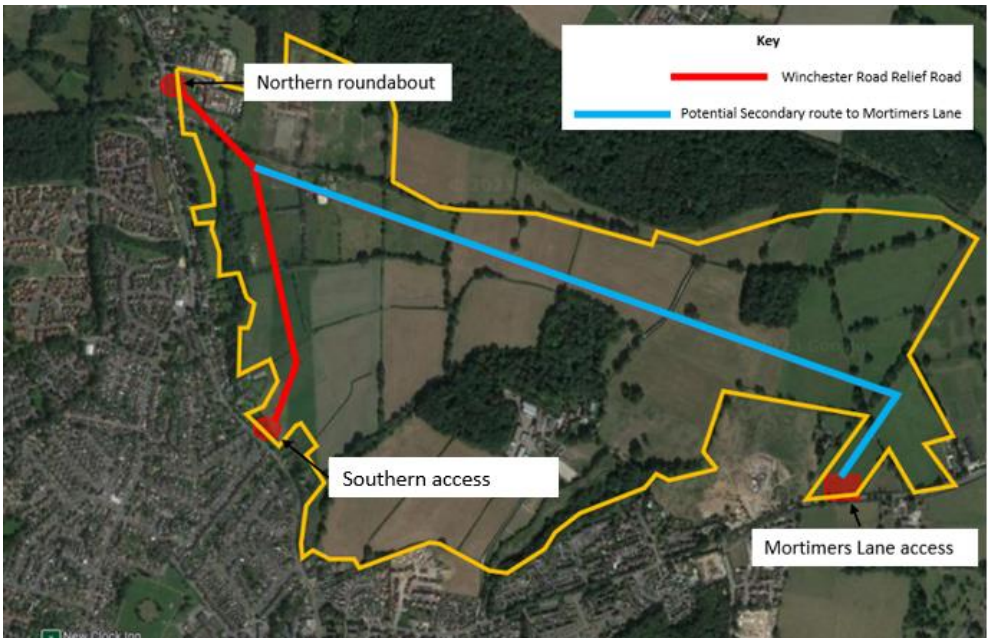


Figure 10: Access and Bypass Context Plan

4.4 The subsequent paragraphs of this section will discuss each of the site's access arrangements in turn.

The design of each access has been informed by Manual for Streets (MFS), HCC's Technical Guidance Notes 1,2,3 and 10, as well as LTN /1/20.

4.5 It should also be noted that the three proposed access designs have been submitted to HCC for review and comment, and whilst there are some detailed design comments to be resolved, the principle of the three accesses have been considered to be acceptable. Further technical detail on the accesses can be provided to EBC upon request.

Northern Access Winchester Road

4.6 It is proposed that the north/south bypass road would connect onto Winchester Road to the north through the provision of a new three-arm roundabout, with Winchester Road forming the northern and southern arms and the new development spine road/bypass road forming the eastern arm. The roundabout has been designed to accommodate the proposed level and type of traffic anticipated, whilst also ensuring that the design is sympathetic to its surroundings and is not overly engineered. The proposed access design is shown in Appendix A.

4.7 Access to the existing residential properties on the western side of Winchester Road would be maintained through the implementation of a service road, which solely accesses these properties. This removes any safety concerns with the properties fronting onto the centre of the roundabout or their approaches.

4.8 The existing driveway for The Fox and Hounds public house would be formalised, with access into Fairfield House and The Haven to remain from Winchester Road.

4.9 No amendments to the existing access to the access for Oak Park House are proposed and the access works tie into the existing kerb line c.5m south of the access to Oak Park House.

Pedestrian/Cycle Infrastructure

4.10 To encourage active travel modes high quality pedestrian and cycle infrastructure has been included within the access design.

Bus Stop Relocation

4.11 It is proposed that the existing northbound bus stop on Winchester Road would be relocated as part of the access proposals. It is proposed that a replacement bus stop would be provided 10m to the south of the proposed service road. It is proposed that the bus stop would be upgraded to include a bus shelter with real time information. This is shown on the site access drawing in Appendix A.

Bridleway

4.12 A review has been completed to understand the existing bridleway and equestrian movements. It is proposed that dropped kerbs would be provided on either side of Winchester Road in the vicinity of the existing bridleway to provide a safe crossing location for equestrians and to maintain this crossing point between the two bridleways. In additional existing signage would also be re-provided to ensure that vehicles are aware of horse movements. It should be noted that as part of the proposals for the bypass route internally, this takes a large amount of traffic off this part of the network and therefore making crossing for horses in this location more convenient.

Northern Access Modelling

4.13 Junction capacity modelling has been undertaken of the proposed northern access roundabout. The modelling assessment indicates that the roundabout would operate well under capacity with minimal delay and queuing.

Stage 1 Road Safety Audit

4.14 A Stage 1 Road Safety Audit has been undertaken by an independent road safety auditor. A number of minor comments were raised by the auditor, the majority of which are for consideration at the detailed design stage. None of the comments raised by the auditor effect the delivery of the northern access.

Southern Access

4.15 To tie into Winchester Road to the south, it is proposed that the existing carriageway of Winchester Road would be extended east into the site in the vicinity of the existing property known as Kingswood. This road would continue north within the site which would from the new priority route for traffic.

4.16 Access to the existing Winchester Road alignment would be maintained through the implementation of a priority junction, with this road measuring 6m in width. The Witt Road junction would be brought forward to the new carriageway along with existing driveways to the northwest as necessary.

4.17 As part of the southern access proposals, it is proposed that Winchester Road would be stopped up for private vehicles and would only maintain access to bus/emergency/cycle traffic between Payne's Lane and Yew Tree Close.

4.18 The proposed access design is shown in **Appendix B**.

4.19 To facilitate attractive pedestrian and cycle connections into the site a segregated footway (2m wide) and two-way cycleway (3m wide) is proposed along the western side of the access road. This route

would continue north into the site, with the opportunity for this to also be provided on the eastern side of the carriageway (where development parcels would front) and supported by high quality crossings.

4.20 The segregated footway/cycleway would connect to a 3m wide (available width) shared surface route along the new secondary road provided to Witt Road.

Access to Warwick House, Middle Farm and Kingswood

4.21 It is proposed that a new driveway from Witt Road would be provided to serve Middle Farm and Warwick House with a turning area. A separate new driveway is proposed to serve Kingwood.

Bus Stop Improvements

4.22 Relocated northbound and southbound bus stops are proposed. These would be located c.75m south of their existing location on the realigned Winchester Road. It is proposed that the existing bus stops would be upgraded to provide a bus shelter and real time information. A crossing point is also proposed to provide safe connection between the bus stops.

Southern Access Modelling

4.23 Junction capacity modelling has been undertaken of the proposed southern junction which indicates that this junction works well within capacity for 3,400 units (A1 + A2+A3) with the highest RFC being 0.71 in the PM peak with a delay of 105 seconds. The junction exceeds its theoretical capacity (RFC of 1) in the PM peak in the A1 + A2 + A3 + A4 scenario (4,600 units).

Stage 1 Road Safety Audit

4.24 A Stage 1 Road Safety Audit has been undertaken by an independent road safety auditor. Within the Road Safety Audit, a number of minor detailed design comments were raised, such as the provision of signage etc.

Mortimers Lane Access

4.25 Access into the site is also proposed onto Mortimers Lane via a right turn lane arrangement and is shown in Appendix C.

4.26 This has been designed using a 30mph design speed and would require the relocation of the existing change in speed further east on Mortimers Lane. The existing change in speed from 30mph to derestricted falls c.10m to the west of the proposed access and was relocated as part of the Pembers Hill Farm planning application. The proposals therefore indicate the relocation of the existing change in speed as well as the reprovision of the gateway feature markings (dragons teeth) on the carriageway.

Discussions are taking place with HCC's traffic management team to agree the principle of extending the existing 30mph zone.

4.27 No pedestrian/cycle access is proposed from this site access, due to limited pedestrian desire lines to the east. Instead, high quality pedestrian/cycle connections would be provided onto Mortimers Lane via Hall Lands Lane and existing Public Rights of Way which lie within the site boundary. In addition to this pedestrian/cycle connections would be provided east to west within the site boundary providing attractive alternatives to a substandard footway provision to Pembers Hill Farm.

Mortimers Lane Access Junction Modelling

4.28 The results of the modelling indicate that the proposed right turn lane junction onto Mortimers Lane would operate well within capacity with minimal queuing and delay.

Stage 1 Road Safety Audit

4.29 A Stage 1 Road Safety Audit has been undertaken by an independent road safety auditor. The Road Safety Audit again raised very minor detailed design comments which can be addressed at the detailed design stage.

5. WINCHESTER ROAD BYPASS ROAD

5.1 The northern and southern access locations enable the creation of a bypass road (or relief road) route through the development site removing traffic from the existing Winchester Road. Providing this route through the site would significantly reduce flows along Winchester Road and would improve the capacity and operation of existing junctions onto Winchester Road including the Sandy Lane/Winchester Road junction (which will be signalised as a part of the OHH Section 106 contributions).

5.2 In terms of the design of the north/south bypass this would be designed in line with HCC's Technical Guidance notes and LTN 1/20 to ensure this is sufficient to accommodate all vehicles, pedestrian and cycle movements.

5.3 The bypass road route would be provided as direct as possible to encourage use, with minimal junctions into development parcels and no direct driveway accesses.

5.4 The bypass road would maintain the existing 30mph speed limit and as such the design would encourage vehicles to travel in accordance with the design speed.

5.5 Bus stops would also be provided along the length of this route and within the site as a whole.

Discussions have already taken place with the local bus operators Bluestar and Stagecoach to understand the opportunities to extend the existing bus services into the development and understand potential routing through the site.

5.6 While at this stage no plans of the bypass road have been submitted to HCC, the feedback received to date suggests that this would be a welcomed link and seen as an improvement to the existing network.

6. HIGHWAYS OPPORTUNITIES

6.1 This section will outline the highway opportunities that a strategic development in this location could deliver.

Transforming Cities Fund

6.2 In 2020 HCC in partnership with Southampton City Council (SCC) were awarded £57 million from the Department for Transport from the Transforming Cities Fund (TCF) to improve walking, cycling and bus links within the Southampton City region. Monies associated with the TCF funding need to be spent before the end of 2024 and therefore many schemes identified have been delivered, are under construction or in development.

6.3 As part of this fund, a scheme to improve bus travel time as well as pedestrian/cycle connections along the Bishopstoke Road corridor were developed by HCC. While funding was received for the schemes these have not progressed by the end of 2024 as required by the Department for Transport discussions with HCC have confirmed that the scheme will be implemented. The scheme incudes:

- The signalisation of the Chickenhall Lane/Bishopstoke Road mini roundabout with the signalised junction giving buses priority upon detection.
- A new west-bound bus lane is proposed for a period of C. 200m on Bishopstoke Road from the junction with Riverside to Chickenhall Lane.
- A new signalised crossing would also be implemented as part of the scheme for the existing playing fields.

6.4 Amendments are also included at the Riverside/Bishopstoke Road/Fair Oak Road junction to signalise this junction (with bus detecting capabilities) and banning right tun movements from Fair Oak Road into Riverside.

6.5 The Bishopstoke Road corridor is a key route of access into Eastleigh Town Centre and therefore a focus of the development will be to upgrade existing routes to access the corridor as well as further enhancing

the corridor for sustainable travel modes. A review has been undertaken of the existing route and extent of highway boundary mapping and it is considered that further improvements could be made along the corridor by the proposed development to reduce travel time to/from Eastleigh. This would not only provide a direct link into Eastleigh for residents of the development but also address concern raised by the bus operator and provides an overall improvement to journey times.

HCC Travel Hubs

6.6 Two HCC Travel Hubs schemes are under development within Eastleigh, one referred to as 'Airport Parkway Travel Hub' and other 'Eastleigh Travel Hub'. No information is yet available on the Eastleigh travel hub including the exact location however it has been suggested that this would be located in close proximity to the rail station.

6.7 The site would seek to provide a mobility hub, this would include aspects such as live bus and rail times, access to car club vehicles, bicycle hire (i.e. Beryl bikes) as well as bus services. There is therefore ideally located to work in tandem with the proposed Eastleigh Travel Hub and further encourage the use of sustainable travel modes when accessing rail services and Eastleigh Town Centre.

Eastleigh Local Cycling and Walking Infrastructure Plan (LCWIP)

6.8 EBC's Local Cycling and Walking Infrastructure Plan (2022) identifies areas cross the borough where existing infrastructure can be improved to assist the encouraging active travel modes. The proposed site would provide direct access onto two LCWIP routes (see **Figure 6**).

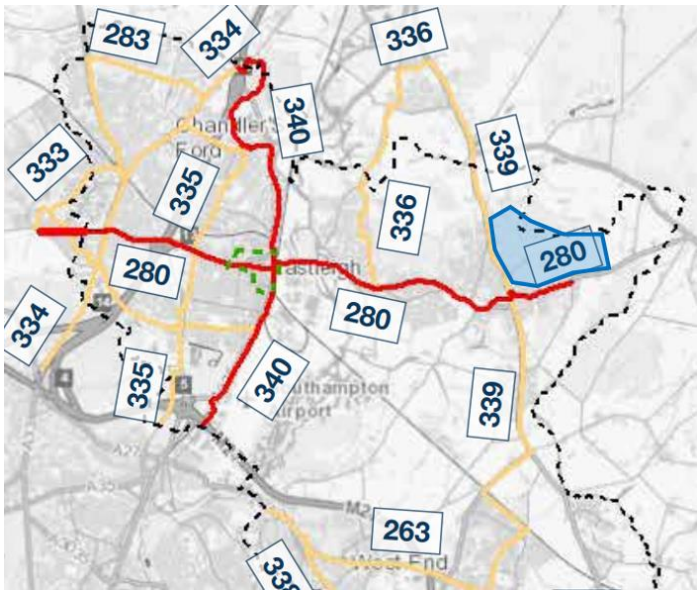


Figure 6: Site Location within Eastleigh LCWIP

LCWIP Route 280

6.9 LCWIP route 280 runs from the EBC border with Test Valley on Castle Lane and connects to Fair Oak.

6.10 The eastern end of this LCWIP route connects to settlements in Bishopstoke and Fair Oak and ends on Mortimers Lane. The proposed development well placed to provide multiple attractive and high-quality cycle connections onto this primary LCWIP route. Connection to this route will again improve the site's connectivity into Eastleigh for non-car modes and ensure that the proposals for an extension of the existing residential area rather than an isolated development.

6.11 The site is also well placed to benefit from delivering a number of the improvements identified within the LCWIP for this route such as the opportunity to reduce speeds and provide public realm improvements within Fair Oak Square

LCWIP Route 339

6.12 LCWIP route 339 has been identified as a secondary route between Colden Common and Hound.

6.13 As per the primary LCWIP route there is the opportunity to provide a pedestrian and cycle access from the site onto the B3354 Winchester Road as part of this development, with each of these routes LTN 1/20 compliant and able to tie seamlessly into the highway infrastructure in the immediate vicinity of the site.

6.14 The proposed access strategy compliments the aims of LCWIP and would enhance the attractiveness of this secondary route. The proposals to provide a North/South bypass (effectively a new Winchester Road) and to downgrade the existing Winchester Road would reduce traffic flows significantly on the existing Winchester Road and provide a more attractive lightly trafficked route for cyclists. This alone would provide a significant benefit and supports the delivery of an attractive secondary cycle link.

6.15 Furthermore, the north/south bypass road would be supported by LTN 1/20 compliant cycle infrastructure which would provide an alternative off road cycle route for cyclists travelling north/south on Winchester Road. This in effect would allow the creation of an additional cycle link of high quality.

6.16 As per the primary route, there is also the potential that the development could implement a number of improvements identified in the LCWIP.

6.17 Given the above it is considered that the development is well located to provide connections to and enhanced existing primary and secondary routes within the local area.

Station Hill Improvement Scheme

6.18 A review has also been undertaken to understand what improvement scheme could be brought forward by the proposed development that the Station Hill junction which is a known constraint within Eastleigh. A workshop has taken place with HCC on a potential scheme to improve vehicle capacity however through these conversations a further scheme is in development which focuses on enhancing pedestrian, cycle and public transport modes while also improving journey time through the junction. The development therefore has the potential to aid in the delivery of an improvement scheme at Station Hill which would provide a significant benefit to the borough. Further information on this can be shared with EBC on request.

Hall Lands Lane

6.19 The existing footpath 085/20/1 runs through the site and provides connection onto Mortimers Lane via Hall Lands Lane. It Is proposed that as part of the development this route would be upgraded by the development to provide a shared use pedestrian and cycle route, through the provision of widening, upgrades to the surface and the potential implementation of lighting. This would be used to provide an attractive link between the site and Mortimers Lane and to facilitate permeability for existing residents seeking to access the site from Mortimers Lane.

Bus Connectivity

6.20 To inform this TPR discussions have taken place with the local bus operators, Bluestar who operate the Bluestar 2 and 3 and Stagecoach who operate the 69 service. Through these discussions it has been confirmed that both operators see potential for the Bluestar 2 and Stagecoach 69 bus service to enter the development site. There are number of potential routing options, which would enable the development to be served by regular and attractive bus service within a short walking distance.

6.21 A letter of support from Bluestar is provided in **Appendix D**.

6.22 From discussions with Stagecoach there is also the opportunity to line the development to the existing 69 bus service. Again, there are a number of routing options and there is also the potential to extend the scope of this service from into Fareham via contributions from the proposed development. A letter of support from Stagecoach is provided in **Appendix E.**

EBC Issues and Options Consultation Document

6.23 Within the EBC Issues and Options Consultation Document each SDO has been assessed against a number of criteria. The site's score within the document and their amended score is summarised In **Table 4**.

Criteria	EBC Score (SDO A as a whole)	Revised Score	Justification
Connection to Bus Services	Good	Very good	There is interest from both operators to extend existing services within the site boundary.
Connection to Rail Services	Very Poor	Good	There are opportunities to provide attractive walking, cycling and bus connections between the site and Eastleigh Train Station.
Proximity to local centre	Good for A1	Very Good	The site has the opportunity to provide a local centre within the site which would act as an extension to the existing local centre.
Distance from Eastleigh Town Centre	Very Poor	Good	While the site's geographical distance from Eastleigh Town Centre cannot be changed the site is well located to deliver improvements along the Bishopstoke Road Corridor and provide attractive connections for sustainable modes into Eastleigh Town Centre.
Distance to supermarket	Very poor	Very Good	The site proposals include for the provision of a food store. This would ensure that all homes benefit from access to a food store provision.
Access to secondary school	Good	Good	It is not proposed that this score is amended however it is worth noting that potential improvements could be delivered as part of the site to encourage walking, cycling and public transport to the secondary school.
Access to Primary School	Very Poor	Very Good	The site proposals include the provision of a 2-form entry school on the development.

Table 4: Revised Issues and Options SDO A Scoring

6.24 Following the review of the above and the scores across the other SDOs it is considered that the site provides the most attractive option for strategic development, with a good to very good score.

7. SUMMARY AND CONCLUSIONS

7.1 This Transport Promotion Report has been prepared by Paul Basham Associates on behalf of Croudace and Highwood to support the promotion of a strategic development site at North East Fair Oak.

7.2 The site's proximity to existing local amenities and pedestrian and cycle networks presents a good opportunity to encourage the use of sustainable transport and create a sustainable development. High-quality regular bus services are available within the surrounding area with their interest to extend these services into the site. This in turn provides connection to Eastleigh Town Centre and railway station which offers an attractive alternative to the private car for commuting trips into key strategic centres and beyond. There is also the opportunity for the development to delivery an enhance infrastructure for non-car modes along the Bishopstoke Road corridor which would further to address the concerns raised with regard to the sustainability of the site and the site's connection into Eastleigh Town Centre.

7.3 The TRICS database has been consulted to understand the number of trips generated by the development. In addition, Census data has been reviewed to understand the distribution of trips across the highway network.

7.4 The proposed strategic development site would have three access locations:

- A roundabout on Winchester Road to the north
- A roundabout or priority junction on Winchester Road to the south
- Right Turn Lane onto Mortimers Lane

7.5 The site's accesses have worked up in detail, subject to a Road Safety Audit and considered acceptable in principle by HCC.

7.6 The road within the development site connecting the north and south access on Winchester Road would create a bypass road, which would benefit from the following characteristics:

- Width suitable to accommodate buses
- Shared use footways/cycleways on at least one side of the carriageway
- Segregated cycleways/footways where appropriate
- Maintain existing 30mph speed limit and design features implemented to encourage 30mph design speed
- Minimal junctions onto the bypass route to encourage as primary route
- Formalised crossing points along the link where necessary to support access to residential plots and other land uses proposed

- Bus stops at key points along the route

7.7 The provision of the bypass road through the site would provide a significant benefit. This would:

- Reduce traffic flows on the existing Winchester Road
- Allow for the downgrading of Winchester Road and the stopping up of north/south movements for non-bus/cycle movements
- Enhance the existing on road LCWIP secondary cycle route
- Allows the connection of a high-quality off-road north/south cycle route

7.8 The site is well located to deliver a number of offsite improvements which would encourage travel by sustainable modes, with particular focus into improvements along the Bishopstoke Road Corridor.

7.9 The site has the potential to support delivery of an improvement scheme at Station Hill, which is a known constraint within Eastleigh.

7.10 Liaison has been undertaken with bus operators which confirms there is interest to extend the existing bus services into the development.

7.11 Within the EBC Issues and Options Consultation Document the development was assessed against a number of criteria. This TPR has indicated where these scores would be improved as part of the development proposals and confirm that this SDO would have an overall score of good to very good.

7.12 This TPR has identified that an accessible development could be provided in this location which supports access via sustainable travel modes to as well as facilities the delivery of key infrastructure including a new bypass road, school, food store and travel hub.

Appendix A

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NORTH

EXISTING OLD PARK HOUSE ACCESS RETAINED

TIE IN WITH EXISTING FOOTWAY

DROPPED KERB FOR CYCLISTS JOINING CYCLEWAY

EXISTING 'HORSES IN ROAD AHEAD' SIGN RELOCATED TO BEHIND PROPOSED FOOTWAY

2.0m PEDESTRIAN FOOTWAY

125mm WIDTH KERB DEMARCATION

2.2m ONE-WAY CYCLE TRACK (IAW TG10 FOR 200-800 PEAK FLOW)

0.5m MARGIN (IAW TG10 FOR 30mph)

58m SSD TO ROUNDABOUT ENTRY (IAW 85%ILE ATC SPEEDS)

2.4m x 58m VISIBILITY SPLAY

DROPPED KERB TO ALLOW WOODLAND VIEW RESIDENTS TO JOIN FOOTWAY

1.5m x 58m PEDESTRIAN VISIBILITY SPLAY (IAW 85%ILE ATC SPEEDS)

DROPPED KERB FOR CYCLISTS REJOINING CARRIAGEWAY

SHARED USE FACILITIES

VISIBILITY TO ROUNDABOUT

SPLITTER ISLAND WITH SEGREGATED CYCLE/PEDESTRIAN CROSSINGS

2.0m PEDESTRIAN FOOTWAY

0.5m MARGIN (IAW TG10 FOR 30mph)

SHARED USE FACILITES

SERVICE ROAD TO EXISTING PROPERTIES

VISIBILITY TO ROUNDABOUT EXIT

1.5m x 43m PEDESTRIAN VISIBILITY SPLAY (IAW MfS 30mph)

90m SSD TO ROUNDABOUT ENTRY (IAW 30mph DMRB CD109)

2.0m PEDESTRIAN FOOTWAY

BIN COLLECTION POINT FOR 'THE COVERT' AND 'PALMEROES' - BINS COLLECTED ON STREET FROM WINCHESTER ROAD

3.0m FOOTWAY WITH CROSSING TO PUBLIC HOUSE AND BRIDLEWAY

SHARED USE FACILITES

NORTHBOUND CYCLISTS CROSS TO WESTERN SIDE. SOUTHBOUND CYCLISTS REJOIN CARRIAGEWAY

REDUCED EXIT WIDTH TO DETER SOUTHBOUND MOVEMENTS

EXISTING NORTHBOUND BUS STOP RELOCATED OUTSIDE PH TO THE SOUTH

EXISTING BRIDLEWAY

3.0m FOOTWAY ADJACENT TO PUBLIC HOUSE FRONTAGE

DROPPED KERBING RETAINED FOR PUB ACCESS AND TO ALLOW CROSSING TO BRIDLEWAY ON EASTERN SIDE

1.0m VERGE MARGIN FOR LIGHTING COLUMNS AND SIGNAGE

EXISTING SOUTHBOUND BUS STOP TO MOVED SOUTH OF WORKS OR REMOVED PENDING FURTHER DISCUSSIONS WITH HCC

2.0m PEDESTRIAN FOOTWAY

125mm WIDTH KERB DEMARCATION

3.0m TWO-WAY CYCLE TRACK (IAW TG10 FOR >300-1000 PEAK FLOW)

0.5m MARGIN (IAW TG10 FOR 30mph)

PROPOSED ACCESS TO FIELDFARE

LEVEL RETAINED FLUSH WITH PH HARDSTANDING - PCC EDGE TO DELINEATE BOUNDARY

BUS STOP RELOCATED HERE AND SHELTER INSTALLED

EXISTING BRIDLEWAY WITH DROPPED KERBING RETAINED

AREA OF 'THE HAVEN' LAND REQUIRED FOR ROUNDABOUT PROPOSALS. FINAL EXTENT SUBJECT TO DETAILED DESIGN

REVISED DRIVEWAY ACCESS TO 'THE HAVEN'

DIA. 510 'ROUNDABOUT AHEAD SIGN' (45m DISTANCE FROM R'ABOUT IAW TSM4 TABLE A-1)

2.0m x 43m VX VISIBILITY SPLAY (IAW HCC TG3 3.7.1 FOR 30mph)

TITLE NO. HP127235

ACCESS TO PUBLIC HOUSE RETAINED

1.5m x 61m PEDESTRIAN VISIBILITY SPLAY (IAW 85%ILE ATC SPEEDS)

1.0m VERGE MARGIN FOR LIGHTING COLUMNS AND SIGNAGE

61m SSD TO ROUNDABOUT ENTRY (IAW 85%ILE ATC SPEEDS)

3.0m x 31m ACHIEVABLE EQUESTRIAN VISIBILITY SPLAY (MEASURED TO CENTRELINE HATCHING)

HATCHING TO BEGIN IN ADVANCE OF BEND

DEFLECTION ARROW TO ENFORCE LANE DISCIPLINE ON APPROACH TO ROUNDABOUT

2.4m x 61m JUNCTION VISIBILITY SPLAY (IAW RECORDED 85%ILE ATC SPEEDS)

2.0m x 43m VX VISIBILITY SPLAY (IAW HCC TG3 3.7.1 FOR 30mph)

2.0m x 43m VX VISIBILITY SPLAY (IAW HCC TG3 3.7.1 FOR 30mph)

TIE IN WITH EXISTING FOOTWAY

EXISTING ACCESS TO 'TUDOR BARN'

EXISTING 'HORSES IN ROAD AHEAD' SIGN RETAINED ON NORTHBOUND APPROACH

b3354 winchester road - northern roundabout layout

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6. WHERE APPLICABLE AND UNLESS NOTED ORTHERWISE, VISIBILITY SPLAYS BASED ON RECORDED 85%ILE SPEEDS OF 35.6mph NORTHBOUND (61m SSD) AND 34.6mph SOUTHBOUND (58m SSD) - SSD CALCULATED IN ACCORDANCE WITH HCC SSD CALCULATOR.

LEGEND

- SITE BOUNDARY
- HIGHWAY BOUNDARY
- 'THE HAVEN' LAND BOUNDARY (TITLE NO. HP127235)

Rev	Description	Date	By	App'd
P06	CONCENTRIC MARKING ADDED	20.11.2024	CJL	TF
P05	ADDRESSING OF HCC COMMENTS	14.06.2024	CJL	TF
P04	ANNOTATIONS UPDATED	25.03.2024	CJL	SN
P03	DESIGN SHOWN ON TOPO SURVEY	12.03.2024	CJL	TF
P02	ROUNDABOUT MOVED NORTH	01.02.2024	CJL	TF

PRELIMINARY

DRAWING/DESIGN IS STILL 'IN DEVELOPMENT' YOU ARE ADVISED TO MAKE DUE ALLOWANCE

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Client

HIGHWOOD

croudacehomes

Project Name

LAND EAST OF WINCHESTER ROAD, FAIR OAK

Title

B3354 WINCHESTER ROAD - NORTHERN ROUNDABOUT LAYOUT

Project Phase

PRELIMINARY

Date Created	Drawn By	Approved By	Suitabilty Code
25.01.2024	CJL	TF	-

PBA Project Number	Scale	
024.0055	1:250	(AT A1)

PBA Drawing No:	Revison
024.0055-0006	P06

QMS2023/v7/021222/JM

Appendix B

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NORTH

KEY

- INDICATIVE HIGHWAY BOUNDARY
- INDICATIVE RED LINE BOUNDARY
- VISIBILITY SPLAY TO KERBLINE
- VISIBILITY SPLAY TO TANGENT

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5. THE MAIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE SETTING OUT AND ACCURACY OF ALL DIMENSIONS.
6. IT IS THE MAIN CONTRACTOR'S SOLE RESPONSIBILITY FOR ASCERTAINING SAFE DISPOSAL OF ANY OFF-SITE EXCAVATED SPOIL. NO CLAIM RESULTING FROM ABNORMAL TIP REQUIREMENTS WILL BE ENTERTAINED.
7. THE MAIN CONTRACTOR TO PROVIDE AND FIX SUITABLE BRACING AND PROPPING FOR ALL ELEMENTS IN THE TEMPORARY CONDITION DURING CONSTRUCTION STAGE, SUCH AS TO ENSURE STRUCTURE STABILITY AT ALL TIMES.
8. THE MAIN CONTRACTOR IS TO ENSURE THE STABILITY AND STRUCTURAL INTEGRITY OF THE EXISTING PROPERTY AT ALL TIMES DURING WORKS AND IS TO BE RESPONSIBLE FOR ALL PROPPING AND SHORING AS REQUIRED.
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10. VISIBILITY SPLAYS FOR WITT ROAD HAVE BEEN SHOWN USING 85TH PERCENTILE SPEEDS ON WINCHESTER ROAD IN LINE WITH HCC'S TG3. VISIBILTY TO THE TANGENT HAS ALSO BEEN SHOWN IN BLUE.
11. VISIBILITY SPLAYS FOR THE REALIGNED WINCHESTER ROAD JUNCTION ONTO THE ACCESS ROAD HAVE BEEN SHOWN TO 2.4M X 43M.
12. VISIBILITY FROM DRIVEWAYS HAVE BEEN SHOWN TO 2M X 43M AS PER TG3 FOR A 30MPH SPEED LIMIT.

Rushlake

Glockenhaus

Yew Tree House

ROAD MARKINGS AND SIGNAGE TO BE IMPLEMENTED FOR 'NON BUS/CYCLE' TRAFFIC

BUS AND CYCLE ONLY LANES. SIGNAGE AND MARKINGS TO BE PROVIDED

TO TIE IN WITH EXISTING JUNCTION AND FOOTWAY

EXISTING FOOTWAY UPGRADED TO PROVIDE CONTINUOUS 2M WIDTH

BUS AND CYCLE ONLY LANES. SIGNAGE AND MARKINGS TO BE PROVIDED

NEW TURNING AREA AND 2M FOOTWAY

AMENDMENTS TO PAYNE'S LANE ACCESS

3M SHARED SURFACE ENDS. DROPPED KERB PROVIDED FOR CYCLISTS TO JOIN CARRIAGEWAY

NO AMENDMENTS TO EXISTING DRVIEWAY FOR YEW TREE HOUSE

WITT ROAD EXTENDED TO NEW CARRIAGEWAY

3M SHARED SURFACE STARTS/ENDS

NEW VEHICLE CROSSOVER PROVIDED FOR MIDDLE FARM AND WARWICK HOUSE

HARD STANDING TO BE PROVIDED FOR BIN COLLECTION PONT FOR MIDDLE FARM AND WARWICK HOUSE

TIES INTO EXISTING FOOTWAY

ROAD AND SEGREGATED FOOWAY/CYCLEWAY CONTINUES NORTH

SEGREGATED PROVISION STOPS AND SHARED SURFACE BEGINS

3M SHARED SURFACE

SCALE 1:500

TIES INTO EXISTING FOOTWAY

CYCLISTS TO JOIN CARRIGEWAY.

NEW TURNING AREA AND 2M FOOTWAY

TIES INTO EXISTING FOOTWAY

NEW VERGE

4M WIDE CYCLEWAY.TO ALSO ACT AS EMERGENCY VEHICLE ROUTE FOR FIRE TENDER ACCESS.

ACCESS TO KINGSWOOD RETAINED

SHARED USE ENDS. EXISTING FOOTWAY CONTINUES NORTH.

3M WIDE FOOTWAY CYCLEWAY

BANK WITH C.1,7M DIFFERENCE

EXISTING FOOTWAY WIDENED TO PROVIDE 3M WIDE SHARED USE PATH

HARD STANDING TO BE PROVIDED FOR BIN COLLECTION POINT FOR KINGSWOOD

WATERCOURSE

RELOCATED BUS STOPS. NEW BUS SHELTERS PROPOSED

SHARED SURFACE BEGINS

TIES INTO EXISTING FOOTWAY

TIES INTO EXISTING CARRIAGEWAY

Bancroft

Berbice

PAYNE'S LANE

Middle Farm

Warwick House

Drain

Kingswood

B 3354

PRELIMINARY

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Rev	Description	Date	By	App'd
P02	HCC COMMENTS	10.09.24	SSN	TAF
P01	FIRST ISSUE	15.03.24	SSN	TAF

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Client: HIGHWOOD croudacehomes

Project Name: LAND EAST OF WINCHESTER ROAD FAIR OAK

Title: SOUTHERN ACCESS WINCHESTER ROAD OPTION 2

Project Phase: PRELIMINARY

Date Created	Drawn By	Approved By	Suitabilty Code
14.03.24	SSN	TAF	-

PBA Project Number	Scale	
024.0055	1:500	(AT A1)

PBA Drawing No:	Revison
024.0055-0015	P02

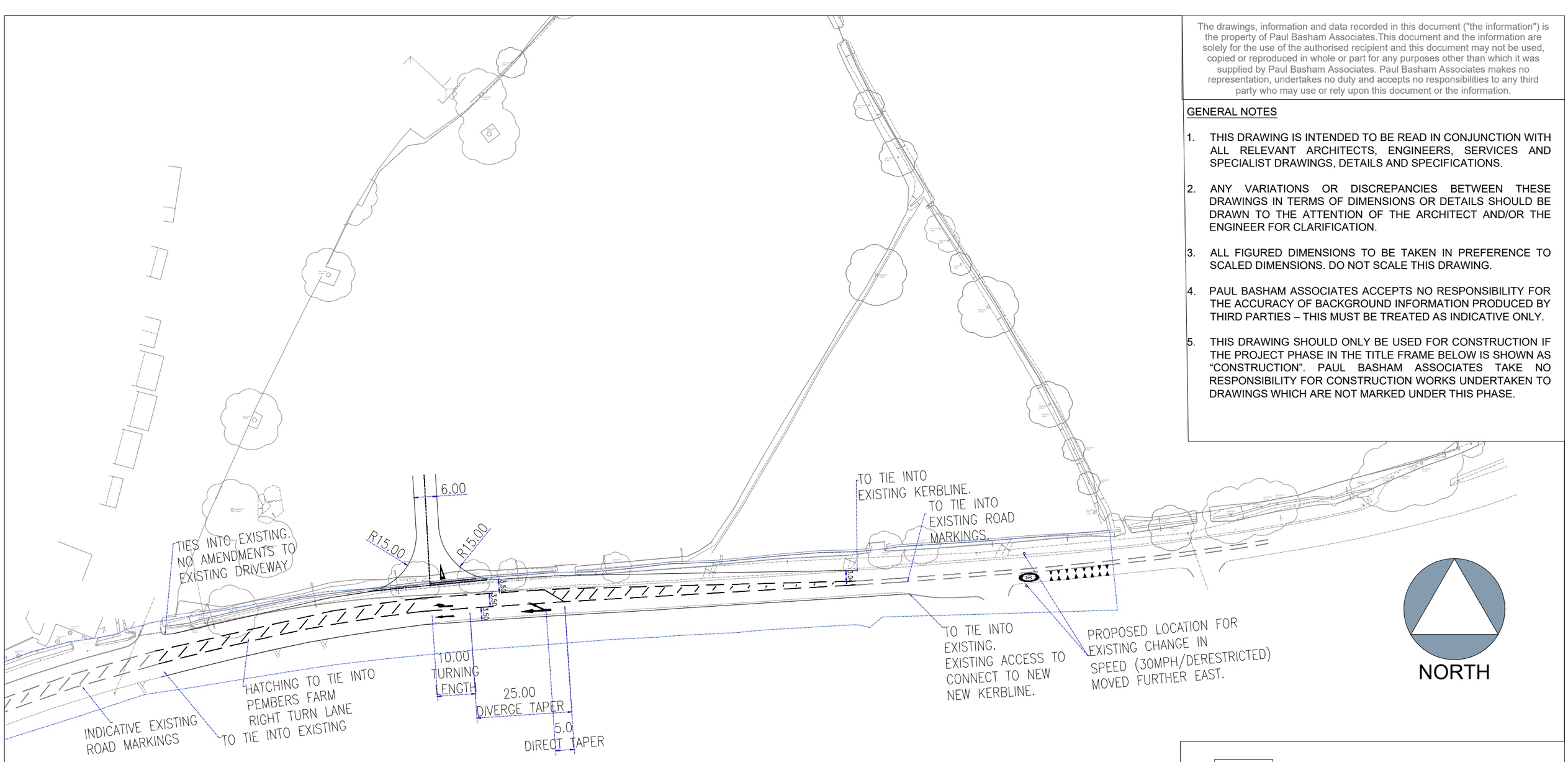
QMS2023/v8/310723/JM

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INDICATIVE HIGHWAY BOUNDARY (OBTAINED FROM HCC)

PRELIMINARY

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Rev	Description	Date	By	App'd
P02	HCC COMMENTS	10.09.24	SSN	TAF
P01	FIRST ISSUE	05.04.24	SSN	TAF

Project Name: LAND EAST OF WINCHESTER ROAD, FAIR OAK

Project Phase: PRELIMINARY

Title: MORTIMERS LANE RIGHT TURN LANE ACCESS

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Client: HIGHWOOD / croudacehomes

Date Created	Drawn By	Approved By	Suitabilty Code
05.04.24	SSN	TAF	-

PBA Project Number	Scale	
024.0055	1:1000	(AT A3)

PBA Drawing No:	Revison
024.0055-0012	P01

Appendix D

283 Empress Road
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Hampshire
SO14 0JW
bluestarbus.co.uk

By e-mail: shaan@paulbashamassociates.com

28th November 2024

Shaan Novitzki
Senior Transport Planner
Paul Basham Associates
The Bothy
Cams Hall Estate
Fareham
HANTS
PO16 8UT

Dear Shaan,

Eastleigh Local Plan Review - Strategic Development Option East of Fair Oak

I am writing pursuant to our ongoing discussions regarding your clients' joint promotion of a strategic development option lying broadly east of Fair Oak, lying east of Winchester Road and north of Mortimers Lane. We understand that this promotion, subject to more detailed assessment of opportunities and constraints, could accommodate up to about 2,500 dwellings, and associated facilities and infrastructure. Therse is expected to include at least one local centre and at least one primary school, formal and informal open space, and "blue infrastructure".

We are aware that this land had previously been identified as a sustainable location for development as part of a much larger area of potential development in the current Local Plan at the time that it was submitted for examination.

We note from committee papers before Eastleigh Borough Council's cabinet this month, that material progress is being made towards an early review of the Local Plan, required because it does not fully address the current housing requirement over the current plan period. Moreover, a number of specific options are identified for testing as part of efforts to identify appropriate sustainable options to accommodate additional housing growth, both for the current plan period and beyond. This all lies within a wider national policy context that recognises that a substantially greater numbers of new homes must be delivered as soon as possible, with a particular emphasis on "truly affordable" tenures. Thus, we expect that an immediate need is likely to exist to boost housing supply in Eastleigh Borough on sites that do not yet benefit from allocation. As a major service sector employer in the Borough, with ongoing challenges of recruitment and retention, this is also of direct concern to us.

We note that your clients' promotion already is identified as a "Strategic Development Option" ("SDO") on which public consultation is due to commence, under references A1, A2 and the northern potion of parcel A3. Further land to the east, outwith your clients' control, exists to the east and south of Mortimers Lane.

Go South Coast Ltd.
Registered in England and Wales no. 3949597
Registered office: 3rd floor 41-51 Grey Street Newcastle-upon-Tyne NE1 6EE

I am pleased to record that we have already engaged in substantial on-going collaboration to ensure that the opportunities to maximise the contribution of public transport to the travel choice available from the site are identified and secured, in line with the National Planning Policy Framework ("NPPF") at paragraphs 108-109 and 114. This kind of early collaboration is essential to ensuring that master planning is fully informed by the technical and operational factors that support attractive and efficient bus services. We have already commented and discussed how buses might most expeditiously serve the promotion, including the implications for bus access and movement to, from and within the site.

It is worth noting that the emergent bus circulation would be likely to support convenient access to bus services from all of sub-parcels A1-A3 inclusive. We have also stressed that phasing would most advantageously commence at the western end, adjacent to Winchester Road where our frequent Bluestar 2 service to Eastleigh and Southampton exists, and thereafter progresses eastwards. However, Stagecoach 69 also serves both Winchester Road and Mortimers Lane, and this being the case some public transport links already exist at the eastern end of the promotion, to Winchester and Fareham via Swanmore/Wickham. Thus the initial phases of the development could benefit from immediately available public transport services.

The adjacency of these service also reasonably easily facilitates the extension of the existing bus network. The level of service available on Bluestar 2 is every 15 minutes, with evening and Sunday operation. Journey time to Eastleigh is about 25-28 minutes off-peak. The service continues running very close to both Barton Peverel and eastleigh Colleges, and thereafter comes within a short walk of substantial employment south of Chandlers' Ford at Chestnut Avenue.

The scale of development is such that additional demand is likely to be sufficient to support significant additional operating resources being applied to the Fair Oak-Eastleigh corridor in some form, once the development is fully occupied.

To secure the most effective use of these resources, a substantial reduction in peak bus journey time is required between Fair Oak and Eastleigh. Certain bus priority measures are already proposed for implementation under the Transforming Cities Fund. An initial upgrade of seventeen sets of traffic signals to provide bus advantage without the need for wider engineering is already being implemented, for commissioning by the end of 2024. A scheme for a westbound bus lane also exists between Riverside and Chickenhall Lane but is not currently programmed. Additional measures need to be examined, in connection with this promotion, to reduce peak bus journey times between Winchester Road and Eastleigh bus station to consistently under 20 minutes. This will be essential for buses to offer a credibly relevant journey time to Eastleigh, especially from the eastern parts of the site, sufficient to develop the requisite level of usage. This will be necessary to secure compliance with national policy set out in NPPF and in LTN 01/22, as well as the approach to transport planning and network management set out in Hampshire County Council's newly-adopted Local Transport Plan 4. We are keen to explore this further with you and the wider team as proposals evolve.

There is also evidently an opportunity to secure an increase in frequency of the service 69 to Winchester, which is evidently also likely to represent a highly credible destination for bus journeys from the site.

With all this in view, we are pleased to confirm that we consider your client's promotion to be a highly credible one and one that aligns very well with the existing public transport offer, while also being able to secure substantial improvements not only to support a high bus mode share from the proposals themselves, but also a material degree of re-moding of current car-borne journeys originating from the wider corridor as a whole. We shall be looking to highlight these points in our own representations to the emerging Eastleigh Local Plan Review, in support of the promotion.

I trust that the foregoing is welcome to you and the wider client team. We naturally look forward to maintaining our current constructive collaboration with you over the months to come, as the proposals emerge in more detail alongside and in support of the wider progression of the Local Plan Review process.

Clearly, you and the wider team should feel free to contact me further to discuss any of the matters we raise. In the meantime,

[redacted]

Nick Small
Head of Built Environment and Infrastructure

Appendix E

Shaan Novitzki
Senior Transport Planner
Paul Basham Associates
The Bothy
Cams Hill Estate
FAREHAM
PO16 8UT

24th January 2025

Dear Shaan,

Land East of Winchester Road, Fair Oak

Stagecoach route 69 currently operates just outside of the red line of the proposed development. The frequency is hourly Monday to Saturday, with just a few journeys on Sundays. It provides connectivity for a number of purposes, including a significant link to Peter Symonds College in Winchester. Whilst the prospect of new homes should be tempting, the precise location of them can be vital to the economic sustainability of public transport.

Route 69 is already challenged in how it serves (and could better serve) the communities along its line of route. Routing through the development and then backtracking to capture the existing areas would be time-consuming and unattractive to through-travellers, some of whom are already frustrated by the existing deviations from the route that one might intuitively take in a private vehicle.

Omitting Mortimers Road would be less risky if there could be a pedestrian access to the new development. With that in mind a bus service would benefit from an access point in the southeast corner, utilising the southern part of the spine road and then leaving the development in the southwest corner to rejoin the current route by turning south. Again, a key factor in this would be the number and quality of pedestrian accessibility routes, enabling connectivity for those in the upper section of the site. Likewise with accessibility through the northwest corner of the site so passengers can join as the bus left Sandy Lane. I would expect to see 3 bus stops on that southern spine road to provide the best opportunities.

Naturally we would want to see good infrastructure for buses and priority over private cars where the opportunity exists. However, this latter point highlights a concern with the number of additional private car journeys the development might generate, adding to the already difficult traffic conditions in the immediate area and further afield.

Registered Office: Stagecoach Services Limited, One Stockport Exchange, 20 Railway Road, Stockport, SK1 3SW. (Registered in England & Wales No. 2381778.)

Not only does this have an effect on the local communities but the wider local network and ultimately the Strategic Road Network too. A lack of specific priority measures means that buses are not protected from the resulting delays, this affects their punctuality, reliability and attractiveness as a mode of choice. Acceptable levels of passenger growth and viability for bus operators are unrealistic goals unless the appropriate measures are not adequately funded and promptly delivered, not just in the immediate vicinity of the new settlement.

We remain open to discussions but will be robust in our position to ensure any solution includes the necessary ingredients for success and is not detrimental to the other communities we serve.



Business Development Manager

APPENDIX 4. ECOLOGY TECHNICAL NOTE

Ecology Technical Note

Land North East of Fair Oak, July 2025

This Technical Note has been prepared by CSA Environmental on behalf of Croudace Homes and Highwood Strategic Land in relation to Land north east of Fair Oak (hereafter referred to as 'the Site'). It provides an update on baseline ecological evidence gathering at the Site, to inform the submission of an EIA Screening Request to Eastleigh Borough Council (EBC)..

1.0 Introduction

1.1 CSA Environmental are engaged to provide technical support on matters of ecology and biodiversity in connection with the promotion of the Site for allocation to residential-led development under the current Local Plan Review.

1.2 The Site is identified as SDO A in the December 2024 Issues and Options Consultation Document, published by EBC as part of the Regulation 18 public consultation. The SDOs were grouped for the purposes of assessment under an Interim Sustainability Appraisal. As with the other SDOs, SDO A is subdivided into areas based on natural landscape boundaries, and in the case of SDO A there are four sub areas (SDO A1-4). The information presented in Sections 2 – 4 of this technical note pertain to SDO A1, A2 and the parcel of A3 north of Mortimers Lane.

1.3 This note presents a brief summary of ecological evidence gathering and appraisal carried out to date, and that which is presently ongoing.

2.0 Preliminary Ecological Appraisal

2.1 CSA Environmental undertook a Preliminary Ecological Appraisal (PEA) of the Site in July and August 2023. The principal aims of the PEA were to identify any ecological constraints to the principle of development in this location, inform scheme design, highlight opportunities for ecological enhancement and determine the appropriate scope of additional baseline surveys and investigations. As part of this PEA, a desk study and field survey of the Site, including a UK Habitat Classification ('UKHab') survey. This initial survey omitted the northern component of SDO A1, which was surveyed subsequently in July and August 2024.

2.2 The Site falls within the fluvial catchment of the River Itchen SAC, which discharges to the Solent, an area which has been identified as vulnerable to increases in nutrient loading from foul water discharge and nutrient run-off.

2.3 Other than those forming components to the above international designations associated with the River Itchen and Solent, there are no Sites of Special Scientific Interest (SSSI) within a likely zone of influence of the Site. Pre-application engagement has been undertaken with Natural England, who have confirmed that where no increase in overnight accommodation is proposed within 15km of the New Forest SAC/SPA designations, there will be no requirement for SANGs mitigation.

2.4 The majority of the habitats currently present within the Site are common and widespread, being dominated by an agriculturally improved, species-poor grassland. The greatest ecological interest is associated with Tippers Copse, a parcel of priority lowland mixed deciduous woodland habitat designated as an ancient woodland Site of Importance for Nature Conservation (SINC). Further ancient woodland SINCs are present immediately north of the Site (the extensive Park Hills Wood) and centrally enveloped (a remnant woodland parcel known as Hall Lands Copse).

2.5 With appropriate scheme design and incorporation of adequate buffers, such habitats may be retained and protected alongside development, with opportunities for enhancement through new habitat creation to re-connect isolated woodland parcels. An extensive network of native hedgerows and lines of trees are also present throughout the Site, which are habitats of ecological interest. It is anticipated that development will accommodate strategically positioned green infrastructure to protect and strengthen ecological corridors within and bordering the Site, and given the size of the Site it is considered that key features could readily be retained and incorporated into the presently evolving scheme design.

3.0 Biodiversity Net Gain Feasibility Analysis

3.1 CSA Environmental has been engaged to provide technical support to ensure that development of the Site would secure the delivery of Biodiversity Net Gain (BNG). The Statutory Biodiversity Metric (Defra, 2024) was used to determine baseline (pre-development) and indicative post-development biodiversity values, and to calculate the net effect of the development upon biodiversity. Following on from the UKHab survey carried out in respect of the PEA, an assessment of habitat condition was undertaken across July and August 2024, in accordance with the Statutory Biodiversity Metric User Guide (Defra, 2024). Published condition assessment templates were completed for all spatial habitats.

3.2 Post-development habitat areas were taken from an initial Site Framework Plan prepared by Mosaic.

3.3 The principal aims of the BNG feasibility analysis were to:

- Characterise the broad biodiversity baseline conditions of the Site and confirm the presence/absence of irreplaceable habitats
- Identify constraints to achieving biodiversity gains on-site
- Advise on options to deliver off-site biodiversity, if required
- Inform scheme design and project strategy for biodiversity gain
- Identify opportunities to deliver meaningful biodiversity gains and wider environmental and social benefits
- Ensure early-application of the 'biodiversity gain hierarchy' including to avoid and reduce potential losses of medium, high or very high distinctiveness habitats
- Identify further survey or other investigations required to inform a 'Design Stage' Biodiversity Net Gain Assessment

3.4 Baseline habitats at the Site comprise predominantly monoculture grassland of low distinctiveness utilised for hay production, with areas of higher diversity, medium distinctiveness grassland particularly concentrated to the north-west of the Site. Tippers Copse SINC is present on-site, and is additionally mapped as Ancient Woodland irreplaceable habitat.

3.5 The dominance of low distinctiveness habitats at baseline is highly conducive to the delivery of an overall BNG. Whether this delivery will be entirely on-site, or through a combination of on- and off-site measures, will be dictated by the targeted residential unit yield.

3.6 The presence of localised medium distinctiveness habitats has fed into the iterative design process, resulting in material design changes to minimise impacts, in accordance with the biodiversity gain hierarchy.

3.7 While the initial feasibility study was restricted in scope to spatial habitat units, development at the Site would also need to demonstrate BNG in linear and watercourse units. Notwithstanding that some impacts to internal hedgerows will be necessitated, it is considered that net gains in these unit types will be readily deliverable.

4.0 Detailed Ecological Surveys

4.1 Following on from the scoping exercise undertaken as part of the PEA, detailed ecological surveys are ongoing at the time of writing for a range of protected species, in order to obtain a robust dataset in line with prevailing survey guidelines. The findings will be used to inform an evidence-based Ecological Impact Assessment (EcIA) of the proposed development, such that suitable ecological impact avoidance, mitigation and/or compensation measures may be adopted. The survey scope includes the following:

- Bat surveys including:

    - Ground Level Tree Assessment of all on-site trees, with the potential for further aerial potential roost feature inspections and/or dusk emergence surveys
    - Preliminary Roost Assessment of on-site structures, with the potential for further dusk emergence surveys
    - Night-time bat walkover surveys
    - Automated static monitoring surveys
- Badger survey
- Dormouse nest tube surveys
- Breeding and wintering bird surveys
- Reptile refugia surveys
- Great crested newt surveys entailing the following:
    - Habitat Suitability Index assessments
    - Presence/likely absence surveys (likely eDNA sampling only) of suitable ponds
- Invertebrate scoping survey

4.2 The timings for the survey work are shown on the Gantt chart provided below. Additionally, a habitat condition assessment of all linear habitats, including hedgerows and watercourses, will be undertaken to inform the final 'Design Stage' BNG Assessment.

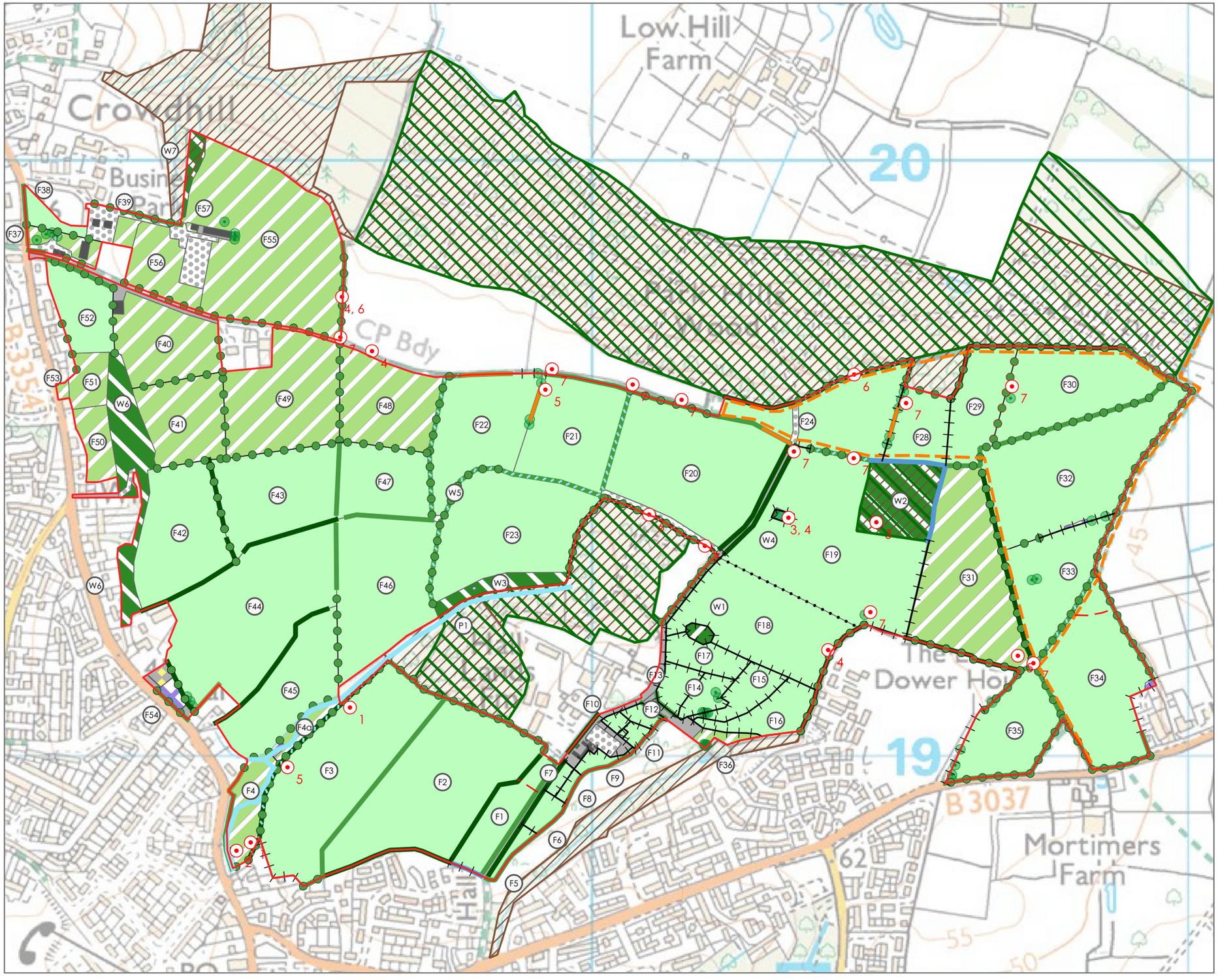
5.0 Conclusion

5.1 As has been described, technical inputs on ecology and biodiversity have fed into the promotion and early design work concerning the Site from an early stage. This has been both to help guide the iterative design process and ensure application of the mitigation hierarchy, but also to assemble a comprehensive and robust dataset on baseline ecological conditions to inform an evidence-based Ecological Impact Assessment. Assembly of data on baseline ecological conditions remains ongoing, with a suite of comprehensive surveys targeting a range of habitats and species/groups.

5.2 It has been found that the Site is spatially dominated by habitats of low ecological distinctiveness, such that development of the Site could deliver overall biodiversity net gain. Localised areas of greater ecological interest, including irreplaceable ancient woodland habitats have influenced early conceptual masterplanning to demonstrate buffering of development edge effects, and harnessing of opportunities for enhancement.

Habitats Plan

CSA/6147/112



N

- Survey area
- Modified grassland (g4)
- Other neutral grassland (g3c)
- Bramble scrub (h3d)
- Ponds (Non-Priority Habitat)
- Developed land; sealed surface (u1b)
- Buildings (u1b5)
- Artificial unvegetated unsealed surface (u1c)
- Lowland mixed deciduous woodland (w1f)
- Other woodland; broadleaved (w1g)
- Other woodland; mixed (w1h)
- Ancient woodland
- SINC
- Native hedgerows (h2a)
- Native hedgerows - associated with a ditch
- Native hedgerows with trees
- Native hedgerows with trees - associated with a ditch
- Species-rich native hedgerows
- Species-rich native hedgerows with trees
- Species-rich native hedgerows with trees - associated with a ditch
- Other hedgerows (h2b)
- Line of trees (w1g6)
- Line of trees - associated with a ditch
- Line of trees (ecologically valuable)
- Stream
- Dry ditch
- Individual trees
- Habitat reference
- Fence
- No boundary marker
- Public Right of Way
- Linear dense bracken
- Mammal path
- Target notes:
  - 1 - Himalayan balsam
  - 2 - Log pile
  - 3 - Badger sett
  - 4 - Badger latrine
  - 5 - Mammal foraging
  - 6 - Mammal holes and push-through
  - 7 - Mature tree with veteran features

For hedgerow references see Baseline Linear Features Plan (CSA/6147/120)

0 250 500 m

CSA environmental

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Basingstoke RG23 8PY

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w csaenvironmental.co.uk

Project	Land at Fair Oak, Eastleigh	Date	December 2024	Drawing No.	CSA/6147/112
Drawing Title	Habitats Plan	Scale	Refer to scale	Rev	A
Client	Croudace Homes and Highwood Strategic Land	Drawn	JVG	Checked	MR

Survey Scope

Surveys	Draft Timetable											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Habitats												
Hedgerow Condition Assessment												
River Condition Assessment: Scoping												
River Condition Assessment: MoRPh5												
Tree Condition Assessments												
Species												
Bats: Preliminary Roost Assessment - Structures												
Bats: Ground Level Tree Assessment												
Bats: PRF Inspection												
Bats: Roost Surveys												
Bats: Night-Time Walkover Surveys												
Bats: Static Monitoring Surveys												
Badger Survey												
Dormouse Surveys												
Wintering Bird Surveys												
Breeding Bird Surveys												
Reptile Surveys												
Great Crested Newt: Pond Scoping												
Great Crested Newt: eDNA Sampling												
Invertebrate Scoping Survey												

APPENDIX 5. ARBORICULTURAL SURVEY REPORT

ARBORICULTURAL SURVEY REPORT

Land north east of Fair Oak, Eastleigh

September 2024

Barton Hyett Associates
Arboricultural Consultants

Summary table		
Site Name:	Land north east of Fair Oak	
Project reference:	5958	
Site Address:	Hall Lands Lane, Fair Oak, Eastleigh	
Nearest Postcode:	SO50 7EF	
Central Grid reference:	SU 50199 19318	
Local Planning Authority:	Eastleigh Borough Council	
Relevant planning policies:	Eastleigh Borough Local Plan 2016 - 2036: S9 Green Infrastructure, DM3 Adaption to Climate Change, DM11 Nature Conservation Partnership for Urban South Hampshire Green Infrastructure Strategy 2017 - 2034: Adapting to a changing climate and changes in weather	
Statutory Controls:	**Tree Preservation Order**	**Conservation Area**
	Yes 115-E 123 - E 128-E 154-E 479-E	No
Ancient trees/ woodlands?	*Ancient Semi-Natural Woodland: W3, W4, W6*	
Soil Type: (Source: BGS online soils map © NERC 2024)	**Superficial/Drift**	**Bedrock**
	None recorded	Whitecliff Sand Member - Sand
Topographical Survey:	ENC/202123/3102/S5	
Report author:	Joe Robson *BSc (Hons), MArborA*	
Checked by:	Richard Hyett *MSc, BSc (Hons), MICFor, MArborA*	
Date of issue:	DD/MM/YYYY	

Arboricultural Association Professional Member

PR04402

Institute of Chartered Foresters registered

REPORT CONTENTS:

SECTION 1: TREE SURVEY & SITE IMAGES

SECTION 2: TREE SURVEY & CONSTRAINTS PLAN

SECTION 3: TREE SURVEY SCHEDULE

SECTION 4: METHODOLOGY

SECTION 5: DESIGN GUIDANCE AND GENERIC ADVICE

THIS REPORT HAS BEEN PREPARED TO PROVIDE ADVICE AND GUIDANCE ON THE POTENTIAL FOR DEVELOPMENT OF LAND IN RELATION TO TREES. IT IS THEREFORE INTENDED FOR 'INTERNAL USE' ONLY BY THE NAMED CLIENT AND DESIGN TEAM. IT MAY NOT THEREFORE BE SUITABLE FOR SUBMISSION TO A PLANNING AUTHORITY WITH A PLANNING APPLICATION.

1. INSTRUCTION

1.1. I am Joe Robson. I am an arboriculturist with 10 years of experience and a Professional member of the Arboricultural Association.

1.2. Barton Hyett Associates Ltd has been instructed by Croudace Homes Ltd and Highwood Strategic Land Ltd to survey trees located on land to the north east of Fair Oak, Eastleigh ('the site') in accordance with the recommendations of British Standard 5837:2012 '*Trees in relation to design, demolition and construction - recommendations*'.

1.3. The scope of the instruction was to inspect trees relevant to a planning application for a housing development at the site and provide written advice on how they inform feasibility and design options.

1.4. **This report is intended for use by the applicant and design team only and is not for submission to the Local Planning Authority (LPA)**.

2. SITE DESCRIPTION

2.1. Consisting of a number of agricultural fields and woodland areas, the site is located within the northern area of the large village of Fair Oak, Hampshire. The site is approximately 10km to the north of Southampton.



*Figure 1: **Approximate** survey (Google Maps 2024).*

2.2. An Ancient Semi-Natural Woodland (ASNW) is located to the north of the site, further agricultural fields are located to the east and existing residential dwellings are located to the south and west.

2.3. Agricultural buildings associated with Hall Lands Farm and a small industrial estate are located within the red line boundary but are excluded from the survey area. These areas have been blacked out in Figure 1.

2.4. The majority of arboricultural features are restricted to field boundaries with some open grown trees and groups of trees.

2.5. Fair Oak village is roughly 50% residential and 50% agricultural making the site fairly typical.

2.6. The site is typical of the wider landscape to the north and east which is generally agricultural.

2.7. Access can be gained via private roads and public footpaths to the south and west of the site.

2.8. There are some changes in ground level on site, the highest level being 66 metres above sea level to the northeast of the site, on the southwestern corner of an ANSW known as Tippers Copse. Ground level reaches a low of 35 metres above sea level close to a watercourse in the south of the site close to Hall Lands Farm buildings. More generally, the ground level decreases from 55 metres above sea level in the north of the site close to ASNW Park Hills Wood, down to 35 metres at Hall Lands Farm and then increases to 50 metres above sea level at the site's most southern point.

3. TREE SURVEY FINDINGS

3.1. The survey recorded 395 arboricultural features. These are summarised in terms of quality in accordance with the recommendations of BS 5837:2012 in Table 1 and shown in more detail on the Tree Survey and Constraints Plan (**Section 2**) and within the Tree Survey Schedule (**Section 3**).

Table 1: arboricultural features by type and quality category.

	Total	A - High quality trees whose retention is most desirable.	B - Moderate quality trees whose retention is desirable.	C - Low quality trees which could be retained but should not significantly constrain the proposal.	U - Very poor quality trees that should be removed unless they have high conservation value.
Trees	**167**	86	49	26	6
Groups	**151**	41	65	42	3
Hedgerows	**71**	-	50	21	-
Woodland	**6**	6	-	-	-
Total	**395**	**133**	**164**	**89**	**9**

4. KEY ARBORICULTURAL FEATURES

4.1. On the 21st August 2024, online checks were completed using DEFRA's online mapping tool, MAGIC, to confirm the presence of Ancient Semi-Natural Woodland (ASNW). Three woodlands were identified as ASNW: W3, W4 and W6.

4.2. Park Hills Wood (W3) is located off-site to the north, Tippers Copse (W4) to the east and Hall Lands Copse (W6) is off-site but within the red line boundary. All three woodlands have been categorised as high quality; **A2**.

4.3. A woodland is described as ASNW when it has persisted since at least the year 1600. Due to their age, ASNWs constitute irreplaceable habitat[1]. This includes complex and unique underground 'mycorrhizal' fungal relationships. To protect this above and below-ground asset, an ASNW is afforded a larger 'buffer' from potential development than that of other arboricultural assets (excluding veteran and ancient trees which also have a buffer applied). NPPF paragraph 186(c) states that any development proposal which results in the loss or deterioration of ancient woodland should be refused unless there are wholly exceptional reasons.

4.4. Government guidance states that ASNW buffers should be a minimum of 15 metres from the boundary of the woodland, though it may be reasonable to extend the buffer further. Larger effective buffers may be provided through the ultimate layout design and offsets to built development. Due to the current land disturbance/usage (ploughing and heavy farm machinery moving and working close to the ASNW), and topography, a minimum 15-metre buffer is appropriate. However, in this case the buffer has been taken from the canopy edge which in most cases results in a greater effective buffer being provided.

4.5. Online checks were completed on the 21st August 2024 using Eastleigh Borough Council's online mapping tool to confirm the presence of Tree Preservation Orders (TPOs) and Conservation Areas. Five TPOs are included in the survey data. These include trees, groups of trees and woodlands, references: 115-E, 123 - E, 128-E, 154-E, 479-E.

4.6. The site is not within a Conservation Area.

4.7. 55 individual trees were recorded as 'notable'[2] (see Tree Survey Schedule). These trees are of significant age and hold significant biodiversity value. Trees are termed notable when they have reached a particular stem circumference suggesting that they are of a significant age for their species, but are not yet old enough to qualify as ancient, nor do they contain sufficient specific features to be classed as veteran.

4.8. 50 of the 55 notable trees are English oak, three are common ash and one particularly large English elm, T167.

5. CONSTRAINTS AND OPPORTUNITIES

5.1. Development should be outside and, where possible, well beyond the ASNW buffers. This is not as significant a constraint as it may initially appear to be; by stepping development proposals back 15 metres , and beyond where necessary, from the ASNW, the likelihood of significant future requirements for tree risk management and for general maintenance is lessened.

5.2. The ASNW buffer can be enhanced through appropriate understorey planting. This presents an opportunity to partially achieve Biodiversity Net Gain (BNG) requirements without reducing the developable area of the site. Planting proposals within ASNW buffers should be appropriate to the site and agreed upon following consultation with an ecologist.

5.3. Local Planning Authorities are likely to factor potential future conflict between the existing tree stock on site and the ultimate built out development into their considerations. Future conflict, such as issues relating to light availability, fallen leaves, risk management or subsidence are likely to result in increased applications to the LPA for remedial tree works and in a long term loss of tree stock. A development proposal which does not factor in future conflict therefore presents a potential planning risk, especially on a site such as Fair Oak where high quality trees and woodlands are present throughout the site.

5.4. The tree stock should be seen as a resource which has the potential to enhance the proposal and ultimately to make it a particularly desirable place to live.

5.5. Please see **Section 5** for further advice and guidance on designing new developments near trees.

6. CONCLUSION AND RECOMMENDATIONS

6.1. The information contained within this report should be used in the preparation of design proposals for the site, in order to minimise negative arboricultural impacts.

6.2. Design proposals should be tailored to ensure no impact within ASNW buffers. In addition, no removals of notable or category **A** trees or trees protected by TPOs should be proposed (except where completely unavoidable to deliver a desired development and the impacts are weighed in the planning balance.

6.3. Potential future conflict between the existing tree stock and the development should be factored in to the design proposal. A proposal which can demonstrate that future conflict has been considered and minimised, for example, window design and orientation and appropriate, reasonable distances between proposed properties and mature trees, will reduce the planning risk associated with the application.

6.4. The proposal should seek to use the high quality resource which the tree stock represents to enhance the proposal. Estimated remaining contribution (years) and quality categories should be considered. Proposals which retain high quality trees whilst reducing the estimated remaining contribution may still pose a planning risk.

6.5. As the site progresses through the planning process and, once the design proposal for submission has been finalised, an Arboricultural Impact Assessment report should be prepared for submission to the LPA in order for the planning application to be validated and to provide the LPA with sufficient information in order to determine the application.

Joe Robson

[1] NPPF Dec '23: Annex 2: Glossary P68 Ancient Semi Natural Woodland (ASNW) description

2 Ancient and Other Veteran Trees: Further Guidance on Management. Lonsdale

IMAGES FROM THE TREE SURVEY

PROJECT NO: 5958

TAKEN ON: 06/08/2024

SURVEYOR: JOE ROBSON

Barton Hyett
Arboricultural Consultants



IMAGE 1: G6 and G7 with compacted ground within Root Protection Areas.



IMAGE 2: G47 open grown oak group and G49. Photo taken facing northeast.



IMAGE 3: G48, G49, G51 English oak and other broadleaves. Photo taken facing north.



IMAGE 4: G38 and T53 mature English oak. Photo taken facing southwest.



IMAGE 5: T136 mature ash. Photo taken facing east.



IMAGE 6: T143 ash with significant structural defects. Photo taken facing east.

449250 449500 449750

125250 125000 124750

W2 -A2

W1 -A2

T2 -A2

T6 -A2

G2 -A1

G1 -B2

T3 -C1

T4 -A2

T13 -A2

T7 -A1

T8 -A1

G4 -C2

G148 -C2

T161 -A1

T160 -B1

T159 -U

T156 -A1

T155 -A1

G150 -C2

T166 -C1

T165 -C1

T167 -A2

T164 -U

G146 -C1

KEY

- Category A Tree - High quality (Retention highly desirable)
- Category A - Hedgerow, Group, Woodland - High quality (Retention highly desirable)
- Category B Tree - Moderate quality (Retention desirable)
- Category B - Hedgerow, Group, Woodland - Moderate quality (Retention desirable)
- Category C Tree - Low quality (May be retained but should not constrain development)
- Category C - Hedgerow, Group, Woodland - Low quality (May be retained but should not constrain development)
- Category U Tree - Very low quality (Mostly unsuitable for retention)
- Category U - Hedgerow, Group, Woodland - Very low quality (Mostly unsuitable for retention)
- Root Protection Area (RPA) - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's viability
- Shrub mass/offsite tree/out of scope (OOS)
- ★ Tree/Group/Hedgerow not on topographical survey. Location given is an estimate

Ancient Tree / Woodland or Veteran Trees

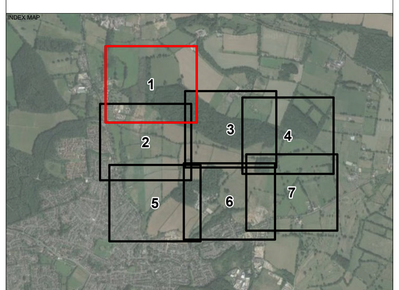
- Ancient tree/woodland or Veteran tree: Important trees that require special consideration
- Ancient tree/woodland or Veteran tree buffer: As per published standing advice from Natural England and the Forestry Commission

Statutory Protection

Tree Preservation Order (TPO): Trees under statutory protection.
No tree works to be undertaken without specific consent or by relevant exception

The site may be within a designated Conservation Area which restricts tree works. Please see attached advice and guidance.

INDEX MAP



Note: The original of this drawing was produced in colour – a monochrome copy should not be relied upon. This drawing should be interpreted with reference to the accompanying tree schedule and written advice

N
GRID NORTH

0 20 40 80 Meters

PROJECT TITLE

Fair Oak, East Leigh (5958)

DRAWING TITLE

Tree Survey Plan

SCALE	DRAWING NUMBER
Scale: 1:1,250 @ A1	BHA_5958_01

DRAWN BY	APPROVED BY	REVISION	SHEET	DATE
AT	IH	-	1 of 7	03/09/2024

COORDINATE SYSTEM / DATUM: **British National Grid / Newlyn Datum (AOD)**

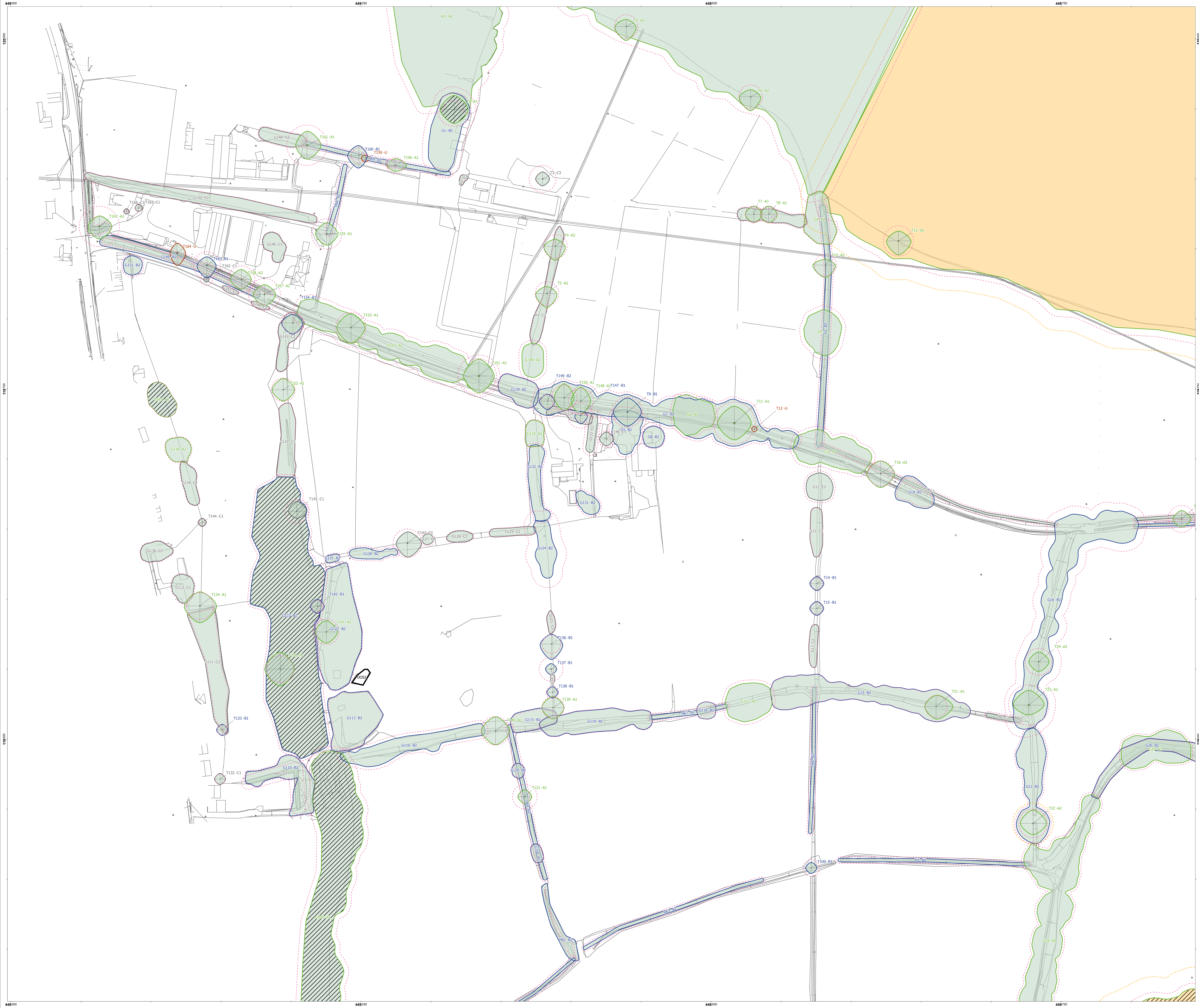
CLIENT: **Croudace Homes Limited**

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Barton Hyett Associates
Arboricultural Consultants

Tel: 01386 576161
Address: Office 5E, Deer Park Business Centre,
Eckington, Pershore, Worcestershire, WR10 3DN



KEY

- Category A Tree - High quality (Retention highly desirable)
- Category A - Hedgerow, Group, Woodland - High quality (Retention highly desirable)
- Category B Tree - Moderate quality (Retention desirable)
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AT	**IH**	**-**	**2 of 7**	**03/09/2024**

COORDINATE SYSTEM / DATUM

British National Grid / Newlyn Datum (AOD)

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450000 450250 450500

120000 119750 119500

W3 -A2

T17 -A2 T30 -A2 T19 -B2 T18 -A2 G17 -B2 T27 -A2 T29 -A2 T31 -B1 T32 -B1 T34 -A2 T36 -A2 T37 -C3 G22 -A2 T25 -A2 T26 -B2 G20 -B2 G21 -A2 G23 -A2 G24 -A2 G25 -A2 G28 -A2 G26 -B2 T40 -A2 G27 -B2 T41 -A2 T42 -A2 T43 -A2 W4 -A2

KEY

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DRAWN BY	APPROVED BY	REVISION	SHEET	DATE
AT	**IH**	**-**	**3 of 7**	**03/09/2024**

COORDINATE SYSTEM / DATUM: **British National Grid / Newlyn Datum (AOD)**

CLIENT: **Croudace Homes Limited**

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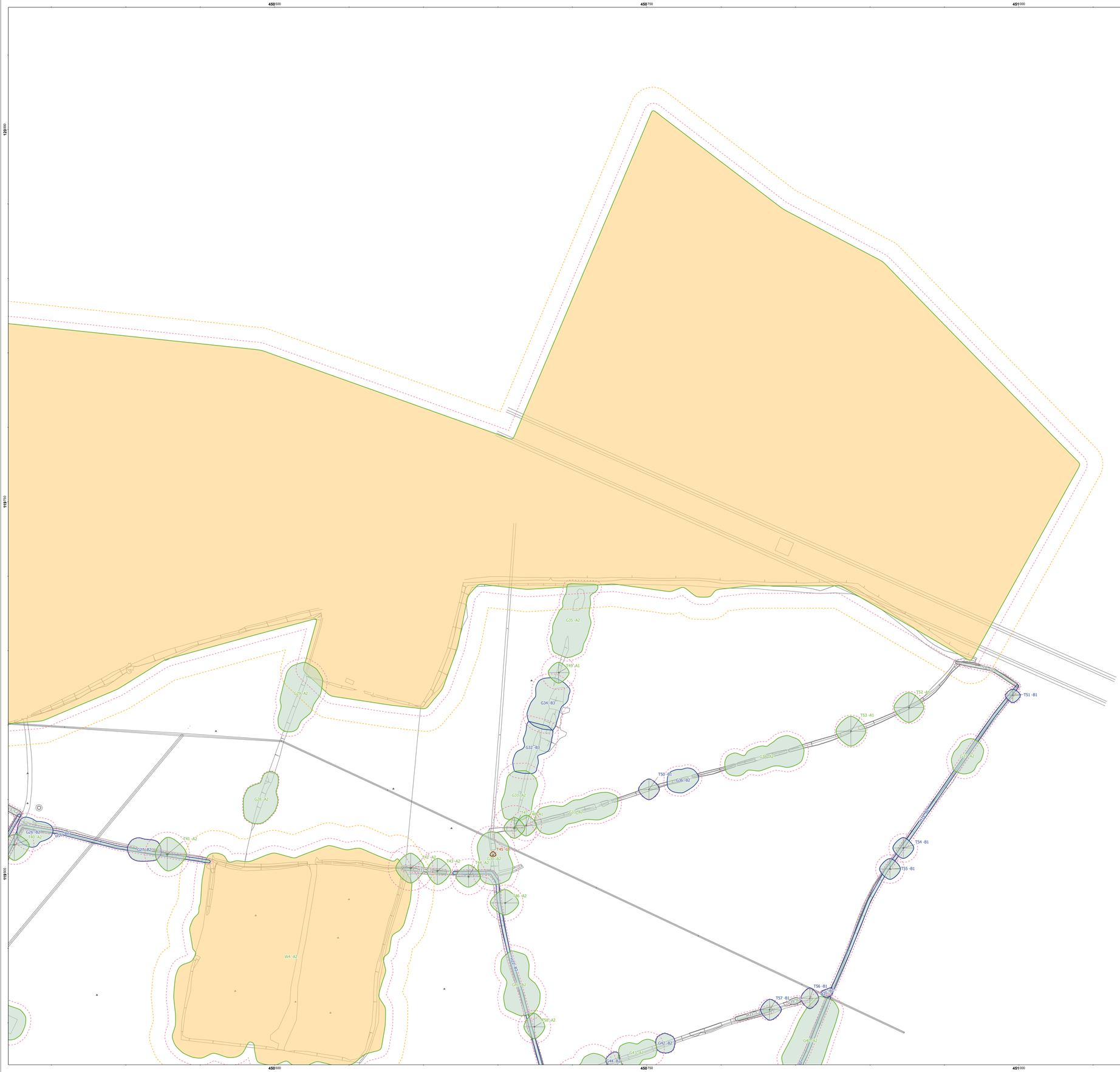
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450500 450750 451000

120000 119750 119500



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Ancient Tree / Woodland or Veteran Trees

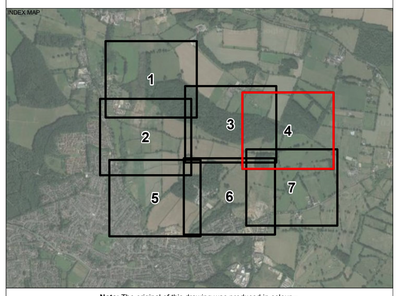
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Statutory Protection

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INDEX MAP



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N
GRID NORTH

0 20 40 80 Meters

PROJECT TITLE

Fair Oak, East Leigh (5958)

DRAWING TITLE

Tree Survey Plan

SCALE			DRAWING NUMBER	
Scale: 1:1,250 @ A1			**BHA_5958_01**	
DRAWN BY	APPROVED BY	REVISION	SHEET	DATE
AT	**IH**	**-**	**4 of 7**	**03/09/2024**

COORDINATE SYSTEM / DATUM

British National Grid / Newlyn Datum (AOD)

CLIENT

Croudace Homes Limited

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Barton Hyett Associates
Arboricultural Consultants

Tel: 01386 576161
Address: Office 5E, Deer Park Business Centre,
Eckington, Pershore, Worcestershire, WR10 3DN

449250 449500 449750

119350 119300 119250

T22 -A2
T130 -B1
H57 -B2
H56 -B2
H52 -B2
H54 -B2
G18 -A2
T28 -B2
G79 -C2
G80
T104 -A2
T106 -A2
T127 -C2
G105 -C2
T128 -U
G107 -B2
G103 -C2
T123 -B1
G104 -B2
T122 -B2
G102 -B2
T121 -C2
T120 -A2
G98 -U
T119 -B2
G97 -C2
T118 -A2
T117 -C2
G95 -C2
T114 -B2
T112 -A2
T113 -A2
G93 -C2
G91 -B2
T111 -B2
T110 -C1
T109 -A2
G90 -B2
G89 -B2
G88 -A2
T108 -B2
T129 -B1
T127 -B2
T116 -B2
G99 -B2
T105 -A2
T107 -A2
G84 -B2
G85 -C2
G86 -B2
G87 -B2
H53 -B2
H55 -B2

KEY

- Category A Tree - High quality (Retention highly desirable)
- Category A - Hedgerow, Group, Woodland - High quality (Retention highly desirable)
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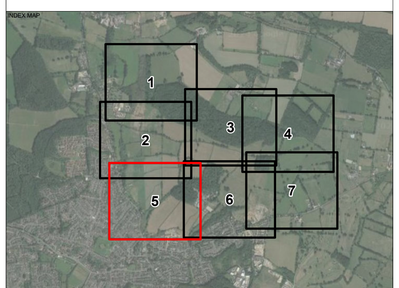
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450000 450250 450500

119250 119000

T37 -A2
H6 -A2
T38 -A2
G25 -A2
W4 -A2
T28 -B2
G79 -C2
G80 -B2
T39 -A2
G24 -B2
G77 -B2
W6 -C2
T99 -C1
G76 -A2
T87 -A2
T86 -A2
T85 -B2
G70 -C2
T84 -B1
T89 -A2
G71 -C1
T83 -C3
T90 -A2
T101 -A2
T100 -C1
T94 -C1
T93 -A2
T88 -B1
T97 -A1
G74 -A2
T105 -A2
T96 -U
T95 -A2
G73 -B2
T92 -C1
T91 -B3
W5 -A2
G69
T82 -A2
T81 -C3
T79
T80 -B1
G66
T103 -A2
T102 -A2
W3 -A2

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Fair Oak, East Leigh (5958)

DRAWING TITLE

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DRAWN BY	APPROVED BY	REVISION	SHEET	DATE
AT	**IH**	**-**	**6 of 7**	**03/09/2024**

COORDINATE SYSTEM / DATUM: **British National Grid / Newlyn Datum (AOD)**

CLIENT: **Croudace Homes Limited**

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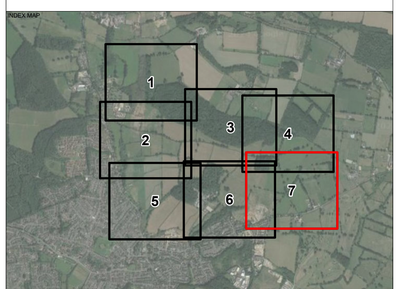
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TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

INDIVIDUAL TREES

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T1	Oak (English)	On	20.0	1	Yes	1000	10.0-10.0-10.0-10.0	5.0	6.0	W	M	Yes	Large tree on field boundary observed from distance because of horses. TPO ref 128-E	Good	Good	40+	A1	12.0	452.0	Yes
T2	Oak (English)	On	19.0	1	None	700	5.0-7.0-10.0-8.0	6.0	6.0	S	M	None	Tree on woodland edge; crown bias to south viewed from 50m because of horses.	Good	Good	40+	A2	8.4	222.0	None
T3	Oak (English)	On	12.0	1	Yes	800	5.0-5.0-5.0-5.0	6.0	4.0	S	M	None	Squat dead tree; currently stable but may need remedial work for long term retention if land use underneath tree changes.	None	Fair	20+	C3	9.6	290.0	None
T4	Oak (English)	On	14.0	1	None	700	5.0-7.0-10.0-8.0	6.0	6.0	S	M	None	High future potential	Good	Good	40+	A2	8.4	222.0	None
T5	Oak (English)	On	14.0	1	None	700	5.0-7.0-10.0-8.0	6.0	6.0	S	M	None	High future potential	Good	Good	40+	A2	8.4	222.0	None
T6	Oak (English)	On	19.0	1	None	700	5.0-7.0-10.0-8.0	6.0	6.0	S	M	None	Tree on woodland edge; crown bias to south viewed from 50m because of horses.	Good	Good	40+	A2	8.4	222.0	None
T7	Oak (English)	On	12.0	1	Yes	500	6.0-6.0-6.0-6.0	3.0	3.0	SW	EM	None	Observed from 50m because of horses in field.	Good	Good	40+	A1	6.0	113.0	None
T8	Oak (English)	On	17.0	1	Yes	500	6.0-6.0-6.0-6.0	3.0	3.0	SW	EM	None	Observed from 50m because of horses in field.	Good	Good	40+	A1	6.0	113.0	None
T9	Ash (Common)	On	22.0	1	None	900	10.0-10.0-10.0-10.0	6.0	0.0	S	M	None	Recent rooting area disturbance; compacted stone track to north. Impressive tree; numerous inonotus hispudus brackets throuout crown. High category B.	Good	Good	20+	B1	10.8	366.0	None
T10	Oak (English)	On	18.0	1	Yes	650	4.0-7.0-9.0-9.0	6.0	5.0	E	M	None	Hedgerow tree; typical form; prune away from overhead cables to the north; canopy asymmetric.	Good	Good	40+	A2	7.8	191.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T11	Oak (English)	On	22.0	2	Yes	1350	12.0-12.0-12.0-12.0	6.0	3.0	SE	M	None	Impressive tree; although large mobile crack to east of union at 0-2 m mean it will need further investigation/ remedial works for long term retention. If stem to south was to fail; remaining stem should be able to persist.	Good	Poor	40+	A1	15.0	707.0	None
T12	Oak (English)	On	8.0	1	None	500	2.0-2.0-2.0-2.0	4.0	4.0	SE	EM	None	Dead; hung up tree.	None	Poor	<10	U	6.0	113.0	None
T13	Oak (English)	On	18.0	1	None	900	7.0-9.0-10.0-8.5	6.0	4.0	SE	M	Yes	Tree located on edge of wooded area; canopy weighted to the south; typical form; ivy to stem.	Good	Good	40+	A2	10.8	366.0	None
T14	Oak (English)	On	9.0	1	None	350	5.0-5.0-5.0-5.0	4.0	3.0	SE	SM	None	Low cat b; compact tree but with high future potential.	Good	Good	40+	B1	4.2	55.0	None
T15	Oak (English)	On	9.0	1	None	350	5.0-5.0-5.0-5.0	4.0	3.0	SE	SM	None	Low cat b; compact tree but with high future potential.	Good	Good	40+	B1	4.2	55.0	None
T16	Oak (English)	On	17.0	1	None	750	9.0-10.0-10.0-10.0	5.0	2.0	S	M	Yes	Tree located adjacent to bridleway; low laterals pruned in past. Typical form; recent ground works at base.	Good	Good	40+	A2	9.0	254.0	None
T17	Oak (English)	On	18.0	1	None	1000	11.0-9.0-7.0-10.5	4.0	3.0	N	M	Yes	Tree located within hedgerow; large and prominent; southern canopy edge pruned away from power lines resulting in unbalanced form.	Good	Good	40+	A2	12.0	452.0	None
T18	Oak (English)	On	16.0	1	None	800	6.0-6.5-6.0-6.0	4.0	3.0	W	M	Yes	Tree located adjacent to bridleway; good form.	Good	Good	40+	A2	9.6	290.0	None
T19	Ash (Common)	On	14.5	1	None	600	6.0-4.5-6.0-8.0	3.5	4.0	SW	M	None	Hedgerow tree; obvious canopy dieback; poor form but prominent.	Fair	Good	10+	B2	7.2	163.0	None
T20	Oak (English)	On	19.0	1	None	900	10.0-8.0-10.0-8.0	4.0	2.5	SW	M	Yes	Mature tree located on edge of bridleway; ivy to stem; prominent tree. Typical form.	Good	Good	40+	A2	10.8	366.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

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T21	Oak (English)	On	17.0	1	Yes	650	8.0-12.0-9.0-8.0	6.0	4.5	SW	EM	None	Good form. Forms larger linear group.	Good	Good	40+	A1	7.8	191.0	None
T22	Oak (English)	On	17.0	1	None	850	9.5-9.5-8.0-9.0	6.0	5.0	NE	M	None	Mature tree adjacent to field access; canopy lifted in past; typical form; prominent	Good	Good	40+	A2	10.2	327.0	None
T23	Oak (English)	On	19.0	1	Yes	1200	10.5-11.0-7.0-11.0	5.0	4.0	E	M	Yes	Large tree located within field edge group; prominent within landscape; typical form.	Good	Good	40+	A2	14.4	651.0	None
T24	Oak (English)	On	16.5	1	Yes	800	7.0-7.5-7.0-7.0	6.0	4.0	SW	M	None	Mature tree located within boundary group; good form.	Good	Good	40+	A2	9.6	290.0	None
T25	Ash (Common)	On	19.0	1	None	1660	11.0-11.0-10.0-9.5	5.0	2.0	N	LM	Yes	Tree located within field interior; old Coppice stool; multi-stemmed from 1m; broad canopy; deadwood within canopy. Limited veteran characteristics but large tree.	Good	Good	20+	A2	15.0	707.0	None
T26	Elm (Wych)	On	8.0	1	None	260	4.0-3.5-4.0-4.0	2.0	1.0	N	EM	None	Tree located adjacent to larger tree; suppressed form.	Good	Good	20+	B2	3.1	31.0	None
T27	Oak (English)	On	20.0	1	None	1400	12.0-10.0-10.0-11.5	4.0	4.0	S	M	Yes	Large and significant tree located on bridleway; ivy to stem; historic lower limb failures; good form. Recent ground works at base. Some deadwood.	Good	Good	40+	A2	15.0	707.0	None
T28	Oak (English)	On	11.0	1	None	500	6.5-6.0-6.0-6.0	1.0	2.0	NW	EM	None	Tree located on edge of wooded area adjacent glade; field edge canopy flailed	Good	Good		B2	6.0	113.0	None
T29	Oak (English)	On	15.0	1	None	850	6.0-7.5-8.0-6.5	5.0	4.5	S	M	Yes	Hedgerow tree adjacent to bridleway; recent ground works at base; minor retrenchment; ivy to stem. Prominent tree.	Good	Good	40+	A2	10.2	327.0	None

TREE SURVEY SCHEDULE

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SURVEY DATE: 06/08/2024

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T30	Oak (English)	On	19.0	1	None	950	7.0-8.0-10.0-9.0	4.0	3.0	W	M	Yes	Tree located on edge of group; suppressed and weighted to the south.	Good	Good	40+	A2	11.4	408.0	None
T31	Maple (Field)	On	10.0	1	None	700	5.5-5.0-5.0-4.5	4.0	4.0	S	M	None	Hedgerow tree; typical form; pollarded in past with regrowth.	Good	Good	20+	B1	8.4	222.0	None
T32	Oak (English)	On	11.0	1	None	900	5.0-4.0-5.0-5.0	2.5	2.0	S	M	Yes	Hedgerow tree; squat form; canopy reduced in past; decayed fruiting body to stem.	Good	Good	40+	B1	10.8	366.0	None
T33	Oak (English)	On	16.0	1	None	1300	12.0-5.0-13.0-12.5	6.0	4.0	S	M	Yes	Tree located on edge of woodland area; canopy lifted in past; prominent tree.	Good	Good	40+	A2	15.0	707.0	None
T34	Oak (English)	On	19.0	1	Yes	1100	10.0-12.0-12.0-12.0	3.0	4.0	N	M	Yes	Large hedgerow tree; canopy weighted to the south; adjacent to bridleway; recent ground works at base; prominent tree.	Good	Good	40+	A2	13.2	547.0	None
T35	Ash (Common)	On	20.0	1	None	1100	8.0-9.0-9.0-11.0	7.0	5.0	NE	M	Yes	Tree located on edge of woodland; co-dominant stems at 4m; large included union; obvious decline; thin canopy/minimal growth. Substantial tree but could be safety risk if land use changes.	Poor	Poor	<10	C3	13.2	547.0	None
T36	Oak (English)	On	20.0	1	None	800	8.0-9.0-12.0-10.0	5.0	5.0	S	M	Yes	Mature tree on the edge of larger group; ivy to stem; suppressed and slight lean to the south.	Good	Good	40+	A2	9.6	290.0	None
T37	Ash (Common)	On	9.0	1	Yes	750	3.0-3.0-5.0-3.0	5.0	4.0	S	M	None	Tree located on the edge of group; major decline; thin canopy; poor form; ecological benefit.	Poor	Fair	<10	C3	9.0	254.0	None
T38	Oak (English)	On	19.0	1	Yes	1200	8.0-8.0-9.0-9.0	5.0	4.0	SW	M	Yes	Large hedgerow tree; canopy lifted in past; significant.	Good	Good	40+	A2	14.4	651.0	None

TREE SURVEY SCHEDULE

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SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T39	Oak (English)	On	18.0	1	Yes	1000	8.0-8.0-7.5-8.0	5.0	5.0	W	M	Yes	Large hedgerow tree; ivy clad; prominent; typical form.	Good	Good	40+	A2	12.0	452.0	None
T40	Oak (English)	On	19.0	1	None	1100	7.0-10.0-10.5-8.0	5.0	4.0	E	M	Yes	Large tree located adjacent to access road; canopy lifted in past; minor retrenchment but not significant. Substantial tree.	Good	Good	40+	A2	13.2	547.0	None
T41	Oak (English)	On	19.0	1	None	1300	11.5-13.0-11.0-8.0	5.0	4.0	E	M	Yes	Tree located within boundary hedgerow; canopy lifted in the past; broad canopy. Good form.	Good	Good	40+	A2	15.0	707.0	None
T42	Oak (English)	On	20.0	1	None	1300	10.0-9.0-10.0-10.0	4.0	4.0	SE	M	Yes	Good specimen hedgerow tree; broad form.	Good	Good	40+	A2	15.0	707.0	None
T43	Oak (English)	On	19.0	1	Yes	1100	8.5-9.0-9.0-7.0	4.0	4.0	E	M	Yes	Good specimen hedgerow tree; broad form. Some deadwood.	Good	Good	40+	A2	13.2	547.0	None
T44	Oak (English)	On	18.0	1	None	1000	8.0-8.0-7.0-8.5	4.0	3.5	W	M	Yes	Good specimen tree; minor deadwood; typical form	Good	Good	40+	A2	12.0	452.0	None
T45	Oak (English)	On	9.0	1	None	500	2.5-2.0-1.0-2.0	3.5	3.5	W	M	None	Standing dead tree; ecological benefit; contained within linear group.	Poor	Poor	<10	U	6.0	113.0	None
T46	Oak (English)	On	17.5	1	None	1010	9.0-9.0-8.0-10.0	4.0	3.5	N	M	Yes	Good specimen tree; minor deadwood; typical form; minor ganoderma at base.	Good	Good	40+	A2	12.1	461.0	None
T47	Oak (English)	On	18.0	1	Yes	1400	7.0-7.0-7.0-7.0	6.0	4.0	W	M	None	Large impressive tree crown lifted over gateway.	Good	Good	40+	A1	15.0	707.0	None
T48	Oak (English)	On	16.0	1	Yes	860	7.0-7.0-7.0-7.0	6.0	4.0	W	M	None	Crown lifted over gateway.	Good	Good	40+	A1	10.3	335.0	None
T49	Oak (English)	On	16.0	1	Yes	950	7.0-7.0-7.0-7.0	6.0	4.0	W	M	None	Forms larger higher value linear arb feature.	Good	Good	40+	A1	11.4	408.0	None
T50	Oak (English)	On	15.0	1	Yes	550	7.0-7.0-7.0-7.0	5.0	3.0	SW	EM	None	Compact tree. Makes up larger linear arb feature of intermittently planted oaks along field boundary.	Good	Good	40+	B1	6.6	137.0	None
T51	Oak (English)	On	12.0	1	Yes	450	4.0-5.0-5.0-5.0	5.0	3.0	S	EM	None	Growing from within hedgerow. Compact tree.	Good	Good	40+	B1	5.4	92.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m^2	TPO
T52	Oak (English)	On	17.0	1	Yes	900	10.0-10.0-10.0-10.0	4.0	3.0	SW	M	None	Makes up larger linear arb feature of intermittently planted oaks along field boundary.	Good	Good	40+	A1	10.8	366.0	None
T53	Oak (English)	On	17.0	1	Yes	900	10.0-10.0-10.0-10.0	4.0	3.0	SW	M	None	Balanced form. Makes up larger linear arb feature of intermittently planted oaks along field boundary.	Good	Good	40+	A1	10.8	366.0	None
T54	Oak (English)	On	13.0	1	Yes	800	7.0-7.0-7.0-7.0	5.0	3.0	W	EM	None	Growing from within hedgerow. Compact tree; numerous dead branches in crown.	Fair	Good	40+	B1	9.6	290.0	None
T55	Oak (English)	On	13.0	1	Yes	800	7.0-7.0-7.0-7.0	5.0	3.0	W	EM	None	Growing from within hedgerow. Compact tree showing crown dieback.	Fair	Good	40+	B1	9.6	290.0	None
T56	Oak (English)	On	13.0	1	Yes	500	7.0-6.0-7.0-6.0	4.0	4.0	W	EM	None	High future potential.	Good	Good	40+	B1	6.0	113.0	None
T57	Oak (English)	On	15.0	1	Yes	600	7.0-8.0-7.0-6.0	4.0	4.0	W	EM	None	Becoming ivy clad. High future potential.	Good	Good	40+	B1	7.2	163.0	None
T58	Oak (English)	On	16.0	1	None	920	9.0-7.0-8.0-7.0	2.5	3.5	SW	M	Yes	Good specimen tree; minor deadwood; typical form; minor basal damage.	Good	Good	40+	A2	11.0	383.0	None
T59	Oak (English)	On	17.0	1	Yes	1200	12.0-10.0-12.0-10.0	6.0	6.0	S	M	Yes	Prominent tree within larger high value linear arb feature. Crown lifted over gateway.	Good	Good	40+	A1	14.4	651.0	None
T60	Oak (English)	On	12.0	1	Yes	750	3.0-8.0-8.0-4.0	4.0	3.0	N	EM	None	Crown bias to south. Cavities and deadwood present. Forms large linear high value arb feature along field boundary with other tree groups.	Good	Good	40+	B1	9.0	254.0	None
T61	Oak (English)	On	17.0	3	Yes	1050	11.0-10.0-10.0-4.0	6.0	6.0	S	M	Yes	Prominent tree within larger high value linear arb feature. Crown lifted over gateway.	Good	Good	40+	A1	12.6	499.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T62	Oak (English)	On	17.0	1	Yes	1000	10.0-15.0-10.0-9.0	6.0	3.0	W	M	Yes	Large and impressive. Base of tree covered by brambles. Makes up larger linear arb feature of intermittently planted oaks across field boundary.	Good	Good	40+	A1	12.0	452.0	None
T63	Oak (English)	On	16.0	1	Yes	900	9.0-9.0-9.0-9.0	5.0	3.0	W	M	None	Although dwarfed next to neighbouring tree; still large and impressive. Base of tree covered by brambles. Makes up larger intermittent linear arb feature across field boundary.	Good	Good	40+	A1	10.8	366.0	None
T64	Oak (English)	On	28.0	1	Yes	1500	12.0-12.0-13.0-12.0	8.0	6.0	E	M	Yes	Huge tree; prominent even though in the corner of a field. Spreading tree. Root and buttress damage. Deadwood throughout crown.	Good	Good	40+	A1	15.0	707.0	None
T65	Oak (English)	On	28.0	1	None	1510	13.0-12.0-14.0-14.0	7.0	6.0	W	M	Yes	Huge tree; prominent even though in the corner of a field. Spreading tree. Root and buttress damage. Deadwood throughout crown.	Good	Good	40+	A1	15.0	707.0	None
T66	Ash (Common)	On	17.0	1	None	900	8.0-8.0-12.0-8.0	6.0	6.0	E	M	None	Spreading tree. High cat b tree. Badger set within rooting area.	Good	Good	40+	B1	10.8	366.0	None
T67	Oak (English)	On	9.0	1	Yes	400	3.0-3.0-3.0-3.0	7.0	3.0	S	None	None	Dead tree. May need remedial work if land use underneath tree changes.	None	Fair	20+	C3	4.8	72.0	None
T68	Oak (English)	On	12.0	1	Yes	420	6.0-2.0-2.0-3.0	4.0	3.0	S	SM	None	Large wound on west of stem. Crown bias to the north. Limited life expectancy.	Fair	Fair	20+	C1	5.0	80.0	None
T69	Ash (Common)	On	17.0	1	Yes	550	4.0-4.0-5.0-5.0	5.0	4.0	SW	EM	None	ADB HC 3. May need remedial works if land use around tree changes.	Poor	Fair	10+	C1	6.6	137.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T70	Oak (English)	On	18.0	1	Yes	900	10.0-11.0-11.0-12.0	6.0	6.0	SW	M	None	Upright tree within hedgerow. Prominent. Deadwood in crown.	Good	Good	40+	A1	10.8	366.0	None
T71	Pine (Scots)	On	15.0	1	None	300	3.0-3.0-3.0-3.0	6.0	7.0	N	SM	None	Crown lifted over road. Low cat B.	Good	Good	40+	B1	3.6	41.0	None
T72	Oak (English)	On	14.0	1	None	700	10.0-12.0-9.0-10.0	6.0	5.0	N	EM	None	Spreading tree. Historic large limb failure at 3m W. High future potential.	Good	Good	40+	B1	8.4	222.0	None
T73	Birch (Silver)	On	18.0	1	None	450	5.0-4.0-5.0-4.0	6.0	3.0	N	EM	None	Crown lifted over road. Vigorous crown.	Good	Good	40+	B1	5.4	92.0	None
T74	Oak (English)	On	8.0	1	Yes	280	3.0-2.0-1.5-3.0	3.0	2.0	S	SM	None	Roadside tree; slightly sparse canopy. Pruned away from overhead cables. High cat C.	Fair	Good	20+	C1	3.3	35.0	None
T75	Oak (English)	On	24.0	1	Yes	1200	10.0-12.0-12.0-9.0	6.0	4.0	NW	M	Yes	Wounding at base of tree. Tree currently fenced of from livestock. Spreading form. Deadwood.	Good	Good	40+	A1	14.4	651.0	None
T76	Maple (Field)	On	8.0	1	Yes	300	3.0-4.0-2.0-4.0	1.5	2.0	E	SM	None	Roadside tree multi stemmed from 2m. Pruned away from road and overhead cables.	Good	Good	40+	B1	3.6	41.0	None
T77	Ash (Common)	On	9.0	1	Yes	230	4.0-4.0-4.0-4.0	4.0	2.0	E	SM	None	Some crown dieback. Roadside tree. Pruned back from road and overhead cables.	Fair	Fair	20+	C1	2.8	24.0	None
T78	Oak (English)	On	15.0	1	Yes	1200	7.0-7.0-7.0-7.0	6.0	3.0	SW	M	Yes	Dense brambles at base of tree. Canopy heavily reduced with vigours growth form pruning points. Deadwood within canopy. Squat tree.	Good	Good	40+	A1	14.4	651.0	None
T79	Oak (English)	On	14.0	1	Yes	700	6.0-6.0-5.0-5.0	6.0	4.0	S	None	None	Dead tree; currently very stable at base. Brambles growing at base of tree. High wildlife and ecological value. May need remedial work if land use around tree changes.	None	Fair	20+	C3	8.4	222.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

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T80	Oak (English)	On	9.0	1	Yes	450	6.0-6.0-6.0-6.0	3.0	3.0	N	SM	None	Compact roadside tree. Crown lifted over carriageway.	Good	Good	40+	B1	5.4	92.0	None
T81	Pine (Scots)	On	22.0	1	Yes	800	4.0-6.0-5.0-3.0	4.0	3.0	S	None	None	Dead tree; currently very stable at base but begging to drop branches. Woodpecker holes; high wildlife value. Leaning into field; may need remedial work if land use around tree changes.	None	Fair	10+	C3	9.6	290.0	None
T82	Oak (English)	On	15.0	1	Yes	1200	7.0-9.0-7.0-9.0	5.0	5.0	W	M	Yes	Winding at base of tree; but no fenced off from livestock. Crown lifting wounds present. And some exterior areas of the crown dying back. Squat tree.	Good	Good	40+	A1	14.4	651.0	None
T83	Ash (Common)	Off	10.0	1	None	360	1.5-2.5-1.5-2.0	3.0	3.0	SE	SM	None	Growing from bottom of ditch. Stem damage leaving half of stem missing to 2 m. Large volumes of deadwood high wildlife value. Crown dieback.	Fair	Poor	10+	C3	4.3	59.0	None
T84	Ash (Common)	Off	12.0	2	None	540	4.0-6.0-5.0-4.0	4.0	3.0	S	EM	None	Growing within hedgerow base of tree obstructed from inspection. Deadwood and previous signs of crown dieback with new vigorous growth forming below.	Good	Good	20+	B1	6.5	132.0	None
T85	Birch (Downy)	On	9.0	1	None	350	4.5-3.0-4.0-3.5	3.0	3.0	W	EM	None	Tree located within small boundary group; drawn up form; suppressed but better as part of collective.	Fair	Fair	20+	B2	4.2	55.0	None
T86	Oak (English)	On	17.5	1	Yes	950	7.5-6.0-6.0-8.0	4.0	3.0	S	M	Yes	Tree located on site boundary; typical form; minor dieback.	Fair	Good	40+	A2	11.4	408.0	None
T87	Oak (English)	On	18.0	1	None	1050	7.0-8.5-10.0-8.0	4.5	4.0	NW	M	Yes	Tree located within field interior; typical form; minor epicormic growth to stem.	Good	Good	40+	A2	12.6	499.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T88	Maple (Field)	On	9.0	1	Yes	600	4.0-4.0-4.0-5.0	3.0	2.0	W	M	None	Tree located within boundary hedgerow; squat form.	Good	Good	20+	B1	7.2	163.0	None
T89	Oak (English)	On	23.0	1	Yes	1200	11.0-11.0-10.0-12.0	4.5	4.0	NW	M	Yes	Large specimen tree located on field boundary; canopy lifted in past. Good form	Good	Good	40+	A2	14.4	651.0	None
T90	Oak (English)	On	23.0	1	Yes	1000	8.0-8.0-9.0-8.0	5.0	4.0	SW	M	Yes	Large specimen tree located on field boundary; canopy lifted in past. Good form; limited access to base. Minor deadwood in canopy.	Good	Good	40+	A2	12.0	452.0	None
T91	Oak (English)	On	16.0	1	None	750	8.0-8.0-6.0-6.0	4.0	2.5	E	M	None	Tree located on edge of larger group; obvious canopy dieback; thinning canopy; past limb failures.	Fair	Fair	20+	B3	9.0	254.0	None
T92	Ash (Common)	On	22.0	3	None	810	12.0-10.0-5.0-7.0	5.0	8.0	N	M	None	Large multi-stemmed declining tree; stem removed at base in past - ash dieback. Pollard if land use changes.	Poor	Fair	<10	C1	9.7	297.0	None
T93	Oak (English)	On	13.0	1	None	700	5.0-4.5-8.0-7.5	4.0	5.0	SW	M	None	Tree located within field interior; prominent; failed tree at base - stump remains; asymmetric canopy.	Good	Fair	40+	A2	8.4	222.0	None
T94	Hawthorn	On	5.0	1	None	400	3.5-3.0-3.0-3.5	2.0	2.0	N	M	None	Tree located within field interior; typical form. Modest size.	Good	Good	10+	C1	4.8	72.0	None
T95	Beech (Common)	On	20.0	1	None	700	7.0-7.5-5.5-7.5	3.0	7.0	W	M	None	Good specimen tree on woodland edge; drawn up form but prominent.	Good	Good	40+	A2	8.4	222.0	None
T96	Beech (Common)	On	14.0	1	None	530	4.0-3.0-3.0-4.5	8.0	8.0	W	EM	None	Early mature tree with major decay to stem; poor form. Fell if land use changes.	Fair	Poor	<10	U	6.4	127.0	None
T97	Oak (English)	On	18.0	1	Yes	1200	7.0-6.0-7.5-6.5	3.0	3.0	E	M	Yes	Boundary tree; ring buckle to stem; typical form. TPO ref 123-E	Good	Good	40+	A1	14.4	651.0	Yes

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T98	Oak (English)	On	18.0	1	None	800	10.0-7.0-9.0-8.0	4.0	5.0	N	M	Yes	Tree located on the roadside; typical form; canopy lifted in past.	Good	Good	40+	A2	9.6	290.0	None
T99	Birch (Downy)	On	14.0	1	None	500	5.0-4.5-6.0-6.0	3.0	3.0	S	M	None	Roadside tree; ivy to stem. Typical form.	Fair	Good	10+	B2	6.0	113.0	None
T100	Ash (Common)	On	15.0	1	None	600	5.0-7.0-5.0-8.0	4.0	2.0	S	M	None	Hedgerow tree; major decline through ash dieback; deadwood. Pollard.	Poor	Fair	<10	C1	7.2	163.0	None
T101	Oak (English)	Off	22.0	1	Yes	1600	14.0-14.0-14.0-14.0	5.0	3.0	S	M	Yes	Very large off-site tree adjacent to access road; limited access. Substantial tree.	Good	Good	40+	A1	15.0	707.0	None
T102	Ash (Common)	On	11.0	1	Yes	800	5.0-7.0-5.0-6.0	1.0	2.5	E	M	None	Off-site tree; pollarded in past; stunted form; minor dieback. TPO ref 123-E	Fair	Poor	10+	B2	9.6	290.0	Yes
T103	Ash (Common)	On	18.0	1	Yes	750	6.0-7.0-7.0-6.0	4.0	4.0	E	M	None	Mature tree located within boundary group; typical form; no obvious ash dieback. TPO ref 123-E	Good	Good	20+	B1	9.0	254.0	None
T104	Oak (English)	On	18.0	1	None	1000	11.0-12.0-11.0-14.0	6.0	6.0	NE	M	Yes	Obviously larger tree located within linear group; ivy to stem; canopy lifted/ lower limb failure in past; minor retrenchment. Prominent tree.	Fair	Good	40+	A2	12.0	452.0	None
T105	Oak (English)	On	15.0	1	None	900	9.0-8.0-10.5-8.0	4.0	4.0	S	M	Yes	Mature hedgerow tree; typical form; ivy to stem; prominent.	Good	Good	40+	A2	10.8	366.0	None
T106	Oak (English)	On	14.0	1	Yes	600	6.0-7.0-7.0-6.0	5.0	4.0	SW	EM	None	Tree located within boundary group; typical form; no access. TPO ref 123-E	Good	Fair	40+	B2	7.2	163.0	Yes
T107	Oak (English)	On	18.5	1	None	1300	13.0-10.0-11.0-12.0	4.0	4.0	W	M	Yes	Hedgerow tree; prominent; major limb failure in pas5 to eastern side of canopy; typical form; minor retrenchment; good form.	Good	Fair	40+	A2	15.0	707.0	None
T108	Beech (Common)	Off	8.0	1	Yes	500	4.0-3.0-4.0-4.0	2.5	1.0	W	EM	None	Off-site tree; no access. Reduced in past.	Good	Good	20+	B2	6.0	113.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T109	Oak (English)	On	18.0	1	Yes	1200	8.0-11.0-10.0-10.0	4.0	3.0	N	M	Yes	Tree located within larger group; limited access to base; good form. Prominent within landscape. Some retrenchment/deadwood.	Good	Good	40+	A2	14.4	651.0	None
T110	Alder (Common)	On	7.0	1	Yes	120	3.0-3.0-2.5-3.0	1.0	1.0	N	SM	None	Self set tree.	Good	Good	20+	C1	1.5	7.0	None
T111	Ash (Common)	On	15.0	2	Yes	780	6.0-5.5-5.0-6.0	3.0	2.0	N	M	Yes	Larger twin stemmed tree located on the site boundary; limited access; ivy to stems; prominent.	Fair	Good	20+	B2	9.4	275.0	None
T112	Oak (English)	On	17.0	1	Yes	800	7.0-8.0-5.0-7.0	4.0	4.0	E	M	Yes	Tree located within larger group; limited access to base; good form. Prominent within landscape. Some retrenchment. Suppressed by adjacent larger tree - cohesive canopy.	Good	Good	40+	A2	9.6	290.0	None
T113	Oak (English)	On	20.0	1	Yes	1300	7.0-13.5-13.0-12.0	3.0	4.5	E	M	Yes	Tree located within larger group; limited access to base; good form. Prominent within landscape. Some retrenchment - cohesive canopy with adjacent tree.	Good	Good	40+	A2	15.0	707.0	None
T114	Ash (Common)	On	13.0	1	Yes	300	4.0-4.0-3.0-4.0	5.0	5.0	E	EM	None	Hedgerow tree; typical form.	Fair	Good	20+	B2	3.6	41.0	None
T115	Ash (Common)	On	8.0	1	None	170	2.0-1.0-2.0-1.5	3.0	2.5	S	SM	None	Self set tree; obvious canopy dieback.	Poor	Fair	10+	C1	2.0	13.0	None
T116	Acacia (False)	On	14.0	1	Yes	450	4.0-4.0-4.0-2.5	1.0	2.0	E	EM	None	Tree located on the boundary; ivy to stem; limited access; suppressed by neighbouring trees.	Good	Good	20+	B2	5.4	92.0	None
T117	Ash (Common)	On	17.0	1	None	900	6.0-7.0-8.0-7.0	5.0	3.0	SW	M	None	Large tree located on edge of group; historic leader failure at base; limb reduction in past; major dieback throughout canopy. Good ecologically	Poor	Poor	<10	C3	10.8	366.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m^2	TPO
T118	Oak (English)	On	20.0	1	None	1200	12.0-15.0-14.5-12.0	4.0	3.0	NW	M	Yes	Tree located within larger group; limited access to base; good form. Prominent within landscape. Some retrenchment.	Good	Good	40+	A2	14.4	651.0	None
T119	Oak (English)	On	12.0	1	None	300	5.0-4.5-5.5-4.0	4.0	3.0	W	EM	None	Tree located on edge of larger group; canopy lifted in past.	Good	Good	20+	B2	3.6	41.0	None
T120	Oak (English)	On	18.0	1	None	1000	12.0-12.0-12.0-10.0	3.0	3.0	SW	M	Yes	Tree located within larger group; limited access to base; good form. Prominent within landscape.	Good	Good	40+	A2	12.0	452.0	None
T121	Oak (English)	On	22.0	1	Yes	1000	11.0-12.0-12.0-9.0	5.0	6.0	W	M	Yes	Tree located within larger group; prominent tree; some. Minor retrenchment; historic limb failure in canopy.	Fair	Good	40+	A2	12.0	452.0	None
T122	Ash (Common)	On	16.0	3	None	580	5.0-4.5-6.5-6.0	4.0	3.5	E	EM	None	Tree located on edge of larger group; multi-stemmed form; minor canopy thinning.	Fair	Fair	20+	B2	7.0	152.0	None
T123	Oak (English)	On	14.0	1	None	500	8.0-6.0-8.0-7.5	4.0	2.5	S	EM	None	Tree located within larger group; limited access to base; suppressed form.	Good	Good	40+	B1	6.0	113.0	None
T124	Oak (English)	On	20.0	1	None	1400	10.0-12.0-12.0-13.0	4.0	4.0	S	M	Yes	Large tree on edge of ancient woodland; large tree; good form and condition.	Good	Good	40+	A1	15.0	707.0	None
T125	Oak (English)	On	16.0	1	None	850	9.0-6.5-9.0-8.0	4.0	3.0	N	M	Yes	Tree located on edge of field; typical form; ivy to stem; typical form. Prominent.	Good	Good	40+	A2	10.2	327.0	None
T126	Alder (Common)	On	14.0	1	Yes	600	4.0-4.5-3.0-4.0	5.0	5.0	E	M	None	Tree located on edge of field; standing dead but moderate epicormic growth at base. Coppice if land use changes.	Poor	Poor	<10	U	7.2	163.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T127	Birch (Silver)	Off	17.0	2	Yes	420	5.0-5.0-5.0-5.0	1.0	2.0	N	EM	None	Tree located within neighbouring garden; measurements estimated. Prominent tree.	Good	Good	20+	B2	5.0	80.0	None
T128	Ash (Common)	Off	12.0	2	Yes	390	4.0-4.0-4.0-3.0	4.0	4.0	N	EM	None	Hedgerow tree. Thinning canopy; twin-stemmed form	Fair	Fair	10+	C1	4.7	69.0	None
T129	Oak (English)	On	16.0	1	None	500	7.0-6.0-6.0-7.0	3.0	3.0	S	EM	None	Tree located adjacent to field access; good form.	Good	Good	40+	B1	6.0	113.0	None
T130	Hawthorn	On	6.0	6	Yes	490	4.0-4.0-4.0-4.0	1.0	1.0	W	EM	None	Bramble clad.	Good	Good	40+	B1	5.9	109.0	None
T131	Maple (Field)	On	12.0	6	None	730	5.0-5.0-5.0-5.0	3.0	2.5	E	EM	None	High future potential compact tree.	Good	Good	40+	A1	8.8	241.0	None
T132	Birch (Silver)	Off	11.0	1	None	300	4.0-4.0-4.0-4.0	2.0	3.0	SE	SM	None	Topped garden tree.	Good	Good	40+	C1	3.6	41.0	None
T133	Birch (Silver)	Off	11.0	1	None	300	4.0-4.0-4.0-4.0	2.0	3.0	SE	SM	None	Low cat b but high future potential.	Good	Good	40+	B1	3.6	41.0	None
T134	Oak (English)	On	18.0	1	Yes	800	10.0-12.0-12.0-11.0	4.0	3.0	N	M	None	Spreading tree; becoming Ivy clad.	Good	Good	40+	A1	9.6	290.0	None
T135	Oak (English)	On	18.0	1	None	800	12.0-10.0-12.0-11.0	3.0	5.0	SW	M	None	Large spreading tree high future potential.	Good	Good	40+	A1	9.6	290.0	None
T136	Ash (Common)	On	16.0	1	Yes	550	7.0-8.0-11.0-8.0	4.0	5.0	S	EM	None	Good form.	Good	Good	40+	B1	6.6	137.0	None
T137	Hawthorn	On	8.0	8	None	710	4.0-4.0-4.0-4.0	4.5	2.0	SW	EM	None	Good form; makes up larger linear feature.	Good	Good	40+	B1	8.5	228.0	None
T138	Oak (English)	On	12.0	1	None	370	4.0-4.0-4.0-4.0	4.5	5.0	W	EM	None	Good form; makes up larger linear feature.	Good	Good	40+	B1	4.4	62.0	None
T139	Oak (English)	On	16.0	1	Yes	650	8.0-8.0-8.0-8.0	3.0	3.0	N	M	None	Good form.	Good	Good	40+	A1	7.8	191.0	None
T140	Oak (English)	On	18.0	1	Yes	850	10.0-10.0-10.0-10.0	3.0	3.0	SW	M	None	Squat tree good form. Becoming Ivy clad.	Good	Good	40+	A1	10.2	327.0	None
T141	Oak (English)	On	16.0	1	Yes	750	8.0-8.0-8.0-8.0	7.0	7.0	W	M	None	Thick vegetation prevented full inspection. High future potential.	Good	Good	40+	A1	9.0	254.0	None
T142	Willow (Goat)	On	12.0	1	Yes	350	5.0-5.0-5.0-5.0	6.0	6.0	NE	EM	None	Observed from 100m due to thick vegetation.	Good	Good	40+	B1	4.2	55.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m²	TPO
T143	Ash (Common)	On	16.0	1	Yes	850	8.0-10.0-10.0-8.0	5.0	4.0	E	M	None	Extensive decay in root plate and lower trunk. Numerous fruiting bodies on stem. Failure expected within 5 years.	Fair	Poor	<10	C3	10.2	327.0	None
T144	Hawthorn	On	5.0	1	Yes	180	3.0-3.0-3.0-3.0	1.5	1.5	S	SM	None	On field boundary.	Good	Good	40+	C1	2.2	15.0	None
T145	Ash (Common)	On	19.0	1	Yes	700	7.0-7.0-5.0-6.0	4.0	4.0	NE	M	None	ADB HC 2 May need remedial work for retention if land use under tree changes.	Poor	Poor	10+	C1	8.4	222.0	None
T146	Willow (Goat)	On	6.0	6	None	490	5.0-5.0-5.0-5.0	2.5	2.0	SE	SM	None	Growing near disused farm building.	Good	Good	20+	C1	5.9	109.0	None
T147	Cedar (Deodar)	On	14.0	2	Yes	760	3.0-5.0-6.0-4.0	6.0	3.0	W	SM	None	Upright and twin stemmed from ground level.	Good	Good	40+	B1	9.1	261.0	None
T148	Oak	On	14.0	1	None	750	10.0-7.0-9.0-7.0	5.0	3.0	NE	EM	None	Rooting area disturbance. Recent trench to south; and compact stone truck; with recent mound of soil to north. Rooting area built up and compacted. Could go into decline.	Good	Good	40+	A1	9.0	254.0	None
T149	Cherry (Ornamental flowering)	On	8.0	1	Yes	400	5.0-5.0-6.0-6.0	5.0	3.0	S	EM	None	Growing between compacted track and recently dug trench.	Good	Good	40+	B2	4.8	72.0	None
T150	Oak	On	14.0	1	None	750	10.0-7.0-9.0-7.0	5.0	3.0	NE	EM	None	Rooting area disturbance. Recent trench to south; and compact stone truck; with recent mound of soil to north. Rooting area built up and compacted. Could go into decline.	Good	Good	40+	A1	9.0	254.0	None
T151	Oak (English)	On	19.0	1	Yes	1250	12.0-11.0-12.0-11.0	6.0	3.0	E	M	None	Impressive tree; spreading canopy. Deadwood; torn out limbs.	Good	Good	40+	A1	15.0	707.0	None
T152	Oak (English)	On	27.0	1	None	700	8.0-8.0-8.0-8.0	6.0	7.0	SE	M	None	Prominent tree within hedgerow.	Good	Good	40+	A1	8.4	222.0	None
T153	Oak (English)	On	17.0	1	Yes	900	10.0-10.0-11.0-10.0	3.0	3.0	S	M	None	Compacted rock pathway to south over rooting area. Forms larger linear feature.	Good	Good	40+	A1	10.8	366.0	None

TREE SURVEY SCHEDULE

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SURVEYOR: L FORD / A CUNNINGHAM

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T154	Ash (Common)	On	13.0	1	None	620	6.0-7.0-8.0-8.0	5.0	3.5	E	EM	None	Balanced crown. Ivy clad to 4 m.	Good	Good	20+	B1	7.4	174.0	None
T155	Oak (English)	On	16.0	1	Yes	900	8.0-8.0-8.0-8.0	5.0	4.0	SW	M	None	Viewed from 50m as horse and new foal in field. Ownership unclear. Some crown dieback in upper canopy.	Good	Good	40+	A1	10.8	366.0	None
T156	Maple (Field)	On	13.0	1	Yes	500	5.0-8.0-4.0-6.0	4.0	2.0	NW	EM	None	High future potential.	Good	Good	40+	A1	6.0	113.0	None
T157	Oak (English)	On	18.0	1	None	950	7.0-8.0-8.0-8.0	0.0	4.0	S	M	Yes	Tree located adjacent to bridleway; historic impact damage to stem; deadwood in canopy; typical form.	Good	Good	40+	A2	11.4	408.0	None
T158	Oak (English)	On	16.0	1	Yes	800	7.0-7.0-7.0-8.0	2.5	4.0	S	M	Yes	Tree located adjacent to bridleway; good form; limited access.	Good	Good	40+	A2	9.6	290.0	None
T159	Ash (Common)	On	9.0	1	None	400	2.0-3.0-3.0-3.0	4.0	3.0	S	SM	None	Almost completely dead tree becoming unstable.	Poor	Poor	<10	U	4.8	72.0	None
T160	Ash (Common)	On	12.0	1	Yes	450	7.0-6.0-9.0-8.0	4.0	3.5	S	EM	None	Spreading canopy.	Good	Good	20+	B1	5.4	92.0	None
T161	Oak (English)	On	16.0	1	Yes	1200	10.0-10.0-10.0-8.0	5.0	5.0	NE	M	Yes	Large squat tree; dieback but inner crown developing with good vigour.	Fair	Good	40+	A1	14.4	651.0	None
T162	Hawthorn	On	6.0	6	Yes	370	2.0-2.0-2.0-2.0	1.0	1.0	NW	EM	None	On field boundary.	Good	Good	40+	C1	4.4	62.0	None
T163	Ash (Common)	On	18.5	1	None	800	6.0-6.5-9.0-7.0	5.0	4.0	S	M	Yes	Tree located adjacent to bridleway; ivy to stem; minor canopy dieback but good form; prominent tree.	Fair	Fair	20+	B1	9.6	290.0	None
T164	Ash (Common)	On	15.0	1	None	800	7.0-6.0-9.0-5.0	3.0	4.0	S	M	None	Tree located adjacent to bridleway. Obvious canopy dieback; ivy to stem. Very thin canopy. Limited useful life expectancy . Pollard if retained.	Poor	Fair	<10	U	9.6	290.0	None
T165	Apple (Crab)	On	4.5	1	None	190	3.0-3.0-2.5-2.5	0.5	1.0	S	EM	None	Tree located within lawn area; typical form.	Good	Good	10+	C1	2.3	16.0	None
T166	Other (see notes)	On	4.0	2	None	120	2.0-2.0-2.0-2.0	0.2	0.2	E	SM	None	Pittosporum sp. Individual tree located within lawn area.	Good	Good	10+	C1	1.5	7.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height (m)	No. of stems	Est diam?	Calc. / actual stem dia. (mm)	Crown radii (m) N-E-S-W	Av. low crown height (m)	1st branch ht (m)	1st branch dir.	Life stage	Notable Tree	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	RPA m^2	TPO
T167	Elm (English)	On	18.0	1	None	1200	7.5-9.0-9.0-8.0	2.5	3.0	E	M	Yes	Mature tree on entrance to nursery; ivy to stem; typical form. Significant tree.	Good	Good	40+	A2	14.4	651.0	None

TREE SURVEY SCHEDULE

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GROUPS OF TREES

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G1	Alder; ash	On	7-14	10	Yes	700.0	4.0	2.0	EM	One large ash to south and alders; 2 dead trees to east that may need removal of land use under them changes. TPO ref 128-E	Fair	Fair	20+	B2	8.4	None
G2	Ash	On	7-12	6	Yes	120.0	2.0	3.0	Y	Some crown dieback.	Fair	Fair	10+	C2	1.5	None
G3	Ash; hawthorn	On	3-12	12	None	300.0	3.0	4.0	SM	6 dead ash trees; may need to be removed if land use under them changes.	Poor	Fair	10+	C2	3.6	None
G4	English oak	On	10-17	4	None	700.0	8.0	4.0	EM	High future potential	Good	Good	40+	A2	8.4	None
G5	White poplar; cherry; hazel	Off	3-15	4	None	500.0	4.0	2.5	EM	Trees within old farm yard; establishing well.	Good	Good	40+	B2	6.0	None
G6	Oak; beech	On	12-18	4	None	900.0	9.0	7.0	M	Forms larger high value linear arb feature.	Good	Good	40+	A2	10.8	None
G7	Hazel; ash;oak; field maple; holly	On	3-8	50	None	400.0	3.0	1.0	EM	Growing either side of compacted track its trenches and ground disturbance either side of track.	Good	Good	40+	B2	4.8	None
G8	English oak; hazel; elder	Off	4-8	3	None	300.0	3.0	2.0	SM	Growing near barn.	Good	Good	40+	B2	3.6	None
G9	Oak	On	12-18	2	None	1000.0	9.0	6.0	M	Notable trees; contained within boundary hedgerow; one tree obviously larger; some retrenchment in upper canopy; prominent.	Fair	Good	40+	A2	12.0	None
G10	Oak; Willow	On	8-18	5	None	950.0	9.0	4.0	M	Notable tree group; dominated by Oak species; cohesive form.	Good	Good	40+	A2	11.4	None
G11	Field maple; blackthorn; hawthorn;	On	3-5	9	None	110.0	1.5	1.0	SM	Scraggly trees; collapsing.	Fair	Fair	20+	C2	1.3	None
G12	Field maple; blackthorn; hawthorn; ash	On	3-9	5	None	300.0	2.0	0.5	SM	Scraggly trees with larger ash in middle.	Fair	Fair	20+	C2	3.6	None
G13	Hazel; field maple; blackthorn;	On	3-5	9	None	110.0	1.5	1.0	SM	Scraggly trees.	Fair	Fair	20+	C2	1.3	None
G14	Ash; Field maple; Hazel	On	4-17	8	None	400.0	6.0	3.0	M	Linear group straddling bridleway; recent ground works at base; ash showing signs of decline.	Good	Good	20+	B2	4.8	None
G15	Ash; goat willow; oak;	On	3-14	30	None	400.0	5.0	5.0	EM	Linear group with flailed sides.	Good	Good	40+	B2	4.8	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

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SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G16	Ash; Oak; Hazel; field maple; Damson; Cherry	On	2-18	25	Yes	900.0	5.0	5.0	M	Linear field boundary group; dominated by Ash species; some ash in decline; some small gaps in places; standing dead Cherry within group; better as a collective. Remove dead trees if land use changes. Straddles bridleway; contains hollow ash on path.	Fair	Good	20+	B2	10.8	None
G17	Ash; Field maple; Hawthorn; Willow	On	7-12	7	None	450.0	4.0	4.0	EM	Linear tree group adjacent to bridleway; good collectively. Decline to ash.	Fair	Good	20+	B2	5.4	None
G18	Ash; Oak; Holly; Blackthorn; Hawthorn	On	2-18	20	Yes	800.0	8.0	4.0	M	Linear group; dominated by mature Ash/Oak; good collectively; prominent landscape feature. Some decline to ash trees	Good	Good	40+	A2	9.6	None
G19	Oak	On	13-16	4	Yes	700.0	7.0	6.0	M	Linear tree group of 4 obviously larger trees; good collectively and prominent within the landscape.	Good	Good	40+	A2	8.4	None
G20	Willow; Elm; Ash; field maple; Hawthorn; Hazel	On	6-15	20	Yes	300.0	4.0	0.0	M	Linear boundary group; ash in decline; remaining trees flailed in field edge; good screen.	Good	Good	20+	B2	3.6	None
G21	Ash; Oak; Field maple; Hawthorn; Hazel; Blackthorn	On	2-15	10	None	600.0	6.0	6.0	M	Linear field edge group; dominated by standard Ash/oak species; field edge flailed back; some ash in decline.	Fair	Good	20+	B2	7.2	None
G22	Oak	On	18.5	2	None	1000.0	8.0	5.0	M	Two tree group; notable; cohesive canopies; exudate to one tree stem; some deadwood.	Good	Good	40+	A2	12.0	None
G23	Oak; Willow; Ash; Hawthorn; Hazel	On	3-19	20	None	1200.0	11.0	5.0	M	Linear tree group adjacent to bridleway; dominated by Oak; decline to Ash; oak trees large. Prominent group within the local and wider landscape. Straddling bridleway; some retrenchment to oak. Good as a collective. Recent ground works at base.	Good	Good	40+	A2	14.4	None
G24	Ash; Hawthorn; Hazel; Field maple	On	6-12	15	None	400.0	4.0	5.0	EM	Linear roadside group; mostly ash; section of hedge also. Better collectively.	Good	Good	10+	B2	4.8	None
G25	Pine (Scot's); Oak; Douglas fir; Sycamore	On	9-22	20	None	700.0	5.0	2.0	M	Small copse of trees within fenced off area in a central field location; suppressed and drawn up in form; evidence of past stem failures.	Good	Good	40+	A2	8.4	None
G26	Pine Scot's	On	6-17	6	Yes	550.0	4.0	5.0	M	Small group of similar sized trees; thinning canopies. Good collectively.	Fair	Good	20+	B2	6.6	None
G27	Ash; Oak	On	16	2	None	600.0	7.5	6.0	EM	Two tree group; cohesive form; prominent	Good	Good	40+	B2	7.2	None
G28	Oak; Ash	On	15-17.5	3	None	875.0	10.0	5.0	M	Group of 3 trees; similar size; cohesive form; canopies lifted in past.	Good	Good	40+	A2	10.5	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G29	Oak	On	17-19	3	None	1170.0	11.0	6.0	M	Three similar sized trees; canopies lifted in past; cohesive form; substantial trees; typical form. Notable trees.	Good	Good	40+	A2	14.0	None
G30	Oak (English)	On	17-20	3	None	1000.0	8.0	4.0	M	Linear group of mature notable trees; iv6 to stems; cohesive form; typical farmland trees; some dieback/deadwood; good collectively.	Fair	Good	40+	A2	12.0	None
G31	English oak	On	12-17	2	None	1000.0	7.0	4.0	M	Impressive trees with hollowing and deadwood. Forms larger high value linear arb feature.	Good	Good	40+	A2	12.0	None
G32	English oak	On	12-17	3	None	900.0	7.0	4.0	M	Trees in decline; form larger linear arb feature.	Poor	Fair	40+	B3	10.8	None
G33	English oak	On	14-19	5	None	800.0	7.0	6.0	M	Makes up larger high value linear arb feature along field boundary.	Good	Good	40+	A2	9.6	None
G34	English oak	On	10-16	3	None	800.0	7.0	5.0	M	Dead and dying trees. High wildlife value. May need remedial work if land use under trees changes.	Poor	Fair	40+	B3	9.6	None
G35	English oak	On	9-16	5	None	950.0	9.0	4.0	M	Makes up larger linear arb feature acting as a green corridor between site and large high value offsite woodland group.	Good	Good	40+	A2	11.4	None
G36	English oak	On	9-15	3	None	600.0	5.0	3.0	EM	One tree in decline. The group makes up a larger linear arb feature along field boundary.	Good	Good	40+	B2	7.2	None
G37	English oak	On	16-18	2	None	850.0	7.0	6.0	M	Pair make cohesive canopy on field boundary.	Good	Good	40+	A2	10.2	None
G38	Oak	On	12-18	5	Yes	1000.0	9.0	5.0	M	Impressive linear group of oaks.	Good	Good	40+	A2	12.0	None
G39	Field maple; hawthorn.	On	5-8	5	None	350.0	3.0	1.0	EM	Hedge-like with some fully and partially failed individuals.	Fair	Fair	20+	C2	4.2	None
G40	English oak	On	8-16	7	Yes	850.0	7.0	6.0	M	6 healthy oaks forming cohesive canopy and linear feature. 1 dead oak within group.	Good	Good	40+	A2	10.2	None
G41	Oak (English)	On	18-20	3	None	1000.0	8.0	3.5	M	Linear group of notable trees; some deadwood in canopies; cohesive form; prominent	Fair	Good	40+	A2	12.0	None
G42	Field maple; English oak.	On	8-12	2	Yes	450.0	5.0	4.0	EM	Field maple died back with new crown regenerating.	Fair	Fair	40+	B2	5.4	None
G43	English oak.	On	17-18	2	None	1000.0	7.0	6.0	M	One larger tree to west with characterful stem that twists and presents large historic wound. Pair form cohesive canopy and are within a larger high value linear arb feature.	Good	Good	40+	A2	12.0	None
G44	Field maple;	On	8-14	3	Yes	300.0	3.0	2.0	SM	1 dead tree to west. Suppressed group. Forms higher value linear feature.	Good	Fair	40+	B2	3.6	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

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G45	Field maple; oak	On	12-17	4	Yes	850.0	4.0	4.0	EM	Three early mature field maples to the west and a larger oak to the east. High future potential group. Makes up larger linear feature.	Good	Good	40+	A2	10.2	None
G46	English oak	On	16-17	2	Yes	1000.0	8.0	5.0	M	Equal sized oaks forming cohesive canopy. Make up larger high value linear feature of intermittently planted oaks across field boundary.	Good	Good	40+	A2	12.0	None
G47	English oak	On	9-17	2	None	1000.0	7.0	4.0	M	Form cohesive canopy. Tree to east suppressed by neighbour.	Good	Good	40+	A2	12.0	None
G48	English oak; crab apple; English elm; ash; beech.	On	6-16	12	None	800.0	4.0	3.0	M	4 upright EM oaks; one larger oak in decline with large volumes of deadwood; other species form understory.	Good	Good	40+	A2	9.6	None
G49	English oak; hawthorn; field maple; holly; blackthorn.	On	16-20	40	None	1000.0	5.0	5.0	M	20 EM to M oak trees make up overstory with other trees making up scrubby understory. Occasional medium sized field maple. High value linear group.	Good	Good	40+	A2	12.0	None
G50	Oak; field maple; ash; holly; cherry; hawthorn.	Off	10-14	10	Yes	450.0	4.0	4.0	EM	Makes up larger linear group along field boundary. High cat b. Two ash within group showing signs of crown dieback may need remedial work if land use under trees changes.	Good	Good	40+	B2	5.4	None
G51	English oak; cherry; hawthorn; crab apple;	On	12-17	20	None	900.0	6.0	5.0	EM	14 larger EM oak trees with occasional smaller tree if different species; make up large characterful tree group and form an even larger high value linear arb feature.	Good	Good	40+	A2	10.8	None
G52	Ash; hawthorn.	Off	7-16	7	Yes	300.0	3.0	6.0	SM	Low category b trees. 3 taller ash with crown dieback and shorter hedge like group below.	Good	Good	20+	B1	3.6	None
G53	Field maple	On	12-17	2	None	300.0	3.0	4.0	EM	Compact formed trees. Brambles obscuring view of bases. Ownership unclear.	Good	Good	40+	B2	3.6	None
G54	Oak	On	8-16	4	None	800.0	5.0	5.0	EM	Either side of fence line on top of bank. Form a cohesive canopy with high future potential.	Good	Good	40+	A1	9.6	None
G55	Hawthorn; oak.	On	5-10	5	None	700.0	3.0	3.0	EM	Substantial sized hawthorns and one compact oak. Form larger linear group at field boundary.	Good	Good	40+	B2	8.4	None
G56	English elm; hawthorn;	On	4-10	10	None	300.0	2.0	0.0	SM	Outgrown hedgerow group. Some dying elms present.	Fair	Fair	20+	C2	3.6	None
G57	Hawthorn; field maple; sycamore; English elm; goat willow.	On	5-8	10	Yes	300.0	2.0	0.0	SM	Outgrown hedgerow group. Some dying elms present.	Fair	Fair	20+	C2	3.6	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G58	Blackthorn; hawthorn; oak.	On	6-9	12	None	270.0	2.0	0.0	SM	Overgrown hedge-like group.	Good	Good	20+	B2	3.2	None
G59	Ash; hawthorn.	On	4-7	2	None	280.0	2.0	2.0	None	Dead roadside trees.	None	Fair	<10	U	3.3	None
G60	English oak; field maple; ash	On	7-12	4	Yes	450.0	4.0	2.0	EM	Roadside group with high potential and site screening for road users.	Good	Good	40+	B2	5.4	None
G61	Ash	On	7-12	4	Yes	400.0	4.0	4.0	EM	Dead and dying roadside ash trees.	Poor	Poor	<10	U	4.8	None
G62	Ash	On	10-12	2	Yes	240.0	4.0	3.0	SM	Multi stemmed roadside group. Growing from hedgerow.	Good	Good	20+	C1	2.9	None
G63	Ash; sycamore	On	3-5	4	None	800.0	2.0	0.0	SM	Bramble swamped group containing saplings and a large dead ash stem.	Fair	Fair	20+	C2	9.6	None
G64	Hawthorn; sycamore	On	4-8	8	None	280.0	3.0	2.0	SM	Scrubby group. Within hedgerow.	Good	Good	20+	C2	3.3	None
G65	Ash; oak; holly; hawthorn	Off	6-14	5	None	500.0	4.0	4.0	EM	Boundary group. High screening value.	Good	Good	40+	B2	6.0	None
G66	Copper beech; ash; southern beech spp; cherry.	On	7-12	6	None	300.0	3.0	4.0	SM	Boundary group; makes up larger linear feature.	Fair	Fair	20+	B2	3.6	None
G67	Field maple.	On	6-10	3	Yes	300.0	4.0	2.0	SM	Compact trees that form cohesive canopy along the roadside. High future potential.	Good	Good	40+	B2	3.6	None
G68	Blackthorn; sycamore; hawthorn.	On	3-7	5	None	200.0	3.0	2.0	Y	Scrubby roadside group.	Good	Good	20+	C2	2.4	None
G69	Monterey pine; English oak.	Off	15-19	4	None	800.0	7.0	5.0	M	Prominent offsite group. High landscape value. 3 mature Monterey pines and one SM English oak.	Good	Good	40+	A2	9.6	None
G70	Ash; goat willow; field maple; hawthorn	Off	4-11	4	Yes	300.0	4.0	4.0	SM	A larger ash and goat willow with other smaller trees. Makes up larger linear group.	Good	Good	20+	B2	3.6	None
G71	Ash	Off	8-12	4	None	450.0	4.0	5.0	EM	Stems heavily wounded; large volumes of deadwood within stems and higher within crowns. ADB HC 2-3. May not be retainable in current condition without remedial works if land use under trees changes.	Fair	Poor	10+	C3	5.4	None
G72	Oak (English)	On	18	2	None	700.0	6.0	3.0	M	Two tree group located on site boundary; canopies lifted in past.	Good	Good	40+	A2	8.4	None
G73	Hawthorn; Beech	On	6-10	4	None	250.0	3.0	2.0	EM	Small group of understorey trees; suppressed form; better collectively.	Good	Good	20+	B2	3.0	None
G74	Oak (English)	On	15-20	4	None	1150.0	8.0	4.0	M	Group of notable trees; cohesive form; minor retrenchment to some trees within group.	Fair	Good	40+	A2	13.8	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G75	Oak; Birch; Poplar	Off	8-17	15	Yes	500.0	4.0	2.0	EM	Linear tree group; off-site; some trees declining; better as collective. Fire damage to some trees. TPO ref 123-E	Good	Fair	20+	B2	6.0	Yes
G76	Oak; Hawthorn; Ash	On	8-20	12	None	1050.0	8.0	3.0	M	Area of mostly Oak trees; some good specimen trees; cohesive group; prominent within landscape. Decline to ash.	Fair	Good	40+	A2	12.6	None
G77	Ash (common)	On	15-18	5	Yes	800.0	9.0	0.0	M	Linear group of roadside trees; typical form. Cohesive form; some dieback (ash dieback). Remove dead stems.	Fair	Fair	20+	B2	9.6	None
G78	Beech; Hazel; Ash; Holly	Off	2-18	10	Yes	800.0	8.0	4.0	M	Linear group of off-site trees; dominated by Beech species; some trees in decline - sparse canopies; dieback. Better when considered as a collective. TPO ref 123-E	Fair	Fair	20+	A2	9.6	Yes
G79	Hazel; Ash	On	8-10	2	None	200.0	5.0	1.0	M	Two tree group. Decline to ash species.	Fair	Good	10+	C2	2.4	None
G80	Oak; willow; Hazel	On	10	10	Yes	400.0	5.0	1.0	EM	Small group on edge of wooded area; better collectively.	Good	Good	20+	B2	4.8	None
G81	Hazel	Off	6-8	5	None	100.0	4.0	2.5	M	Small off-site group; typical form. TPO ref 123-E	Good	Good	20+	B2	1.3	Yes
G82	Ash	On	12-15	6	None	500.0	5.0	5.0	EM	Linear group of Ash species; obvious ash dieback infection; deadwood/dieback. TPO ref 123-E	Poor	Fair	10+	C2	6.0	Yes
G83	Field maple; Ash; Hazel; Beech; Holly; Willow	On	6-10	100	Yes	600.0	4.0	2.0	M	Linear tree group; continuous form; good collectively; decline to some trees (mostly ash). TPO ref 123-E	Good	Good	20+	B2	7.2	Yes
G84	Ash; Damson	On	15-18	5	Yes	1000.0	7.0	5.0	M	Small group of trees located on edge of site; evidence of major limb failure; better collectively; cohesive canopies; contains early-mature dead Elm - remove elm.	Good	Fair	10+	B2	12.0	None
G85	Willow; Field maple; Hawthorn	Off	7-9	10	Yes	400.0	4.0	4.0	M	Small group of off-site trees straddling drainage ditch; limited access.	Good	Fair	10+	C2	4.8	None
G86	Ash	On	17.5	2	Yes	550.0	9.5	4.0	M	Two tree group; located behind boundary fence; good cohesive form but canopies thinning with deadwood; still prominent within local landscape.	Fair	Fair	10+	B2	6.6	None
G87	Willow; Oak; Ash	On	5-17	4	None	800.0	7.0	5.0	M	Linear group of trees straddling boundary; no access to most trees; prominent group.	Good	Fair	20+	B2	9.6	None
G88	Oak	On	20	2	Yes	1200.0	10.0	4.0	M	Two similar sized trees; cohesive canopies; prominent trees; limited access to stem bases; typical form/condition	Fair	Good	40+	A2	14.4	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G89	Ash; Beech; Willow; Oak	On	2-13	20	Yes	500.0	5.0	2.0	EM	Linear tree group adjacent to highway; decline to ash. Good screen; better as colllective.	Fair	Good	20+	B2	6.0	None
G90	Ash; Damson; Hawthorn	On	5-14	10	Yes	450.0	5.0	4.0	EM	Linear boundary tree group; dominated by Ash; better collectively.	Good	Good	20+	B2	5.4	None
G91	Ash; Oak; willow	On	6-17	10	Yes	450.0	5.0	3.5	EM	Trees situated within linear group; some decline to ash (ash dieback; better collectively	Fair	Good	20+	B2	5.4	None
G92	Ash	On	6-7	5	Yes	150.0	4.0	2.0	EM	Small roadside group; self set.	Good	Good	10+	C2	1.8	None
G93	Willow; Hawthorn; robinia	On	6	10	None	125.0	4.0	1.5	SM	Small group of self-set trees; low value.	Good	Good	10+	C2	1.5	None
G94	Robinia; Cypress; Scots pine; Ash	Off	9-18	8	Yes	500.0	5.0	3.0	M	Group of off-site trees; good collectively; some better specimen robinia. TPO ref 154-E	Good	Good	20+	B2	6.0	Yes
G95	Willow	On	6-7	3	Yes	275.0	4.0	1.0	EM	Small group of self set trees; better as a collective	Good	Good	10+	C2	3.3	None
G96	Willow; plum	On	5-9	20	Yes	400.0	4.0	1.0	EM	Linear boundary group; mostly self set trees. Unmanaged.	Fair	Good	10+	C2	4.8	None
G97	Ash; Willow; Hawthorn; Alder	On	2-15	50	Yes	350.0	5.0	2.0	M	Linear tree group; many ash - most in decline; good collectively but lower value.	Fair	Fair	10+	C2	4.2	None
G98	Ash	On	10-12	2	None	400.0	4.0	5.0	EM	Two tree group; obvious dieback - ash dieback. Likely to be progressive. Coppice if land use changes.	Poor	Poor	<10	U	4.8	None
G99	Oak	Off	14-18	2	None	600.0	6.0	6.0	EM	Crown lifted; set back from road.	Good	Good	40+	B2	7.2	None
G100	Scot's pine; lawsons cypress	On	14-17	8	None	500.0	4.0	6.0	EM	Garden trees. TPO ref. 154-E	Good	Good	40+	B2	6.0	Yes
G101	Walnut; cherry; Scots pine; Sycamore	Off	2-18	10	Yes	600.0	5.0	4.0	M	Tree group located within neighbouring gardens; good collectively. Potentially partially within TPO ref 154-E	Good	Good	20+	B2	7.2	Yes
G102	Damson; elm; Ash; field maple; Yew; Hawthorn;	On	2-8	50	None	300.0	3.0	1.0	M	Linear tree group; unmanaged. Continuous.	Good	Good	20+	B2	3.6	None
G103	Ash; Willow; Hawthorn; Hazel	On	2-12	30	None	350.0	4.0	1.0	M	Linear tree group; dominated by Ash; willow. Ash in decline.	Good	Good	10+	C2	4.2	None
G104	Oak	On	18-20	4	Yes	1200.0	10.0	3.0	M	Substantial linear group; large and notable; typical form and condition. Prominent within landscape.	Good	Good	40+	A2	14.4	None
G105	Ash; Willow; Damson; Hazel	On	2-18	25	Yes	600.0	6.0	4.0	M	Small group; dominated by Ash/Willow; Ash in obvious decline (ash dieback).	Fair	Fair	10+	C2	7.2	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G106	Ash; Hawthorn; Field maple; Birch	On	2-15	15	Yes	350.0	5.0	1.0	M	Linear tree group; limited access. Group includes TPO birch reference 154-E	Good	Good	20+	B2	4.2	Yes
G107	Ash; Oak; Hawthorn; Willow	On	4-16	20	None	700.0	7.0	4.0	M	Linear tree group along watercourse; some larger oak; canopies lifted.	Good	Good	20+	B2	8.4	None
G108	Field maple; oak	On	7-12	3	None	280.0	3.0	2.5	EM	High future potential; makes up larger linear feature.	Good	Good	40+	B2	3.3	None
G109	English oak; ash; willow; field maple; hawthorn; blackthorn; hazel; cherry; alder	On	3-25	200	None	800.0	6.0	4.0	M	Large oak and ash with dense under story. High screening value. TPO ref 115-E	Good	Good	40+	A2	9.6	Yes
G110	Willow; ash; blackthorn; hawthorn.	On	4-9	20	None	300.0	3.0	1.0	SM	Field boundary group along track. Upright grown trees in parts. TPO ref 115-E forms part of group	Good	Good	40+	B2	3.6	None
G111	Grey willow; hawthorn; blackthorn; Holly; hazel; cherry Laurel	On	2-8	30	None	180.0	3.0	1.0	SM	Scrubby group thick with bramble	Good	Good	40+	C2	2.2	None
G112	Raywood ash	Off	12-14	3	None	300.0	3.0	4.0	SM	Garden trees; storm damage.	Good	Fair	20+	C2	3.6	None
G113	Willow; blackthorn; buddleja; ash; elm; oak	On	3-10	40	None	200.0	3.0	1.0	SM	Scrubby group on field boundary.	Good	Good	40+	B2	2.4	None
G114	Blackthorn	On	2-5	3	None	110.0	1.5	1.0	Y	Collapsing; along fence line.	Fair	Fair	10+	C2	1.3	None
G115	Goat willow; blackthorn; hawthorn.	On	3-7	6	None	200.0	3.0	0.0	SM	Some trees collapsing.	Good	Fair	40+	B2	2.4	None
G116	Willow; hazel; blackthorn; hawthorn; field maple	On	3-9	20	None	350.0	2.0	1.0	SM	Flailed side to south; linear field boundary group.	Good	Good	40+	B2	4.2	None
G117	English oak	On	17	2	Yes	850.0	8.0	5.0	EM	Prominent pair of oak trees with high future potential. Some decay and hollowing.	Good	Good	40+	A2	10.2	None
G118	Field maple	On	7	2	Yes	250.0	3.0	2.0	SM	High future potential; within hedgerow.	Good	Good	40+	B2	3.0	None
G119	Grey willow; hawthorn;	On	5-10	25	None	280.0	3.0	3.0	SM	Aesthetically pleasing linear tree group.	Good	Good	40+	B2	3.3	None
G120	Field maple	On	7-12	3	None	280.0	3.0	2.5	EM	High future potential; makes up larger linear feature.	Good	Good	40+	B2	3.3	None
G121	Hawthorn; blackthorn	On	4-6	5	None	140.0	2.0	2.0	Y	Torn out limbs and some fallen trees.	Good	Fair	20+	C2	1.7	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G122	Blackthorn; hawthorn; willow; ash; elm; oak; hazel	On	3-12	50	None	300.0	3.0	1.0	SM	Dense scrubby group along field boundary.	Good	Good	40+	B2	3.6	None
G123	Blackthorn; crack willow; goat willow; grey willow; oak; elder; ash	On	2-16	300	None	400.0	3.0	2.0	EM	Large dense group; blackthorn and willow making io dense understory with larger ash and oak as over story. High wildlife value. TPO ref 115-E	Good	Good	40+	B2	4.8	Yes
G124	Oak; field maple; ash	On	4-15	8	None	900.0	4.0	4.0	EM	Larger ash; field maple and oak; with 5 smaller trees.	Good	Fair	40+	B2	10.8	None
G125	Hawthorn	On	5-7	3	None	300.0	3.0	3.0	SM	Makes up larger linear feature.	Good	Good	40+	B2	3.6	None
G126	Hawthorn; elder; oak; blackthorn	On	3-8	15	None	280.0	2.0	2.0	SM	Forms lager linear feature.	Good	Good	40+	B2	3.3	None
G127	Laurel	On	5-6	2	None	250.0	2.0	2.0	SM	Forms larger linear feature.	Good	Good	20+	C2	3.0	None
G128	Hawthorn; blackthorn	On	4-6	3	None	200.0	2.0	2.0	SM	Makes up larger linear feature.	Good	Good	40+	C2	2.4	None
G129	Blackthorn; hawthorn	On	4-5	8	None	180.0	2.0	2.0	SM	Forms larger linear feature.	Good	Good	40+	C2	2.2	None
G130	Ash; elm	On	5-8	6	None	200.0	2.0	2.0	SM	Mixture of on and offsite trees either side of boundary fence.	Fair	Good	10+	C2	2.4	None
G131	Cores; spruce; goat willow; ash; oak	Off	5-8	10	Yes	280.0	2.0	1.0	SM	Viewed from 20 m. Dense group.	Good	Good	40+	B2	3.3	None
G132	Walnut; silver birch; hazel; cypress; hawthorn	On	5-15	15	None	350.0	3.0	3.0	EM	Predominantly hazel stands to but with more diversity of species to north of group.	Good	Good	40+	B2	4.2	None
G133	Leyland cypress	Off	3-7	10	None	350.0	2.0	0.0	SM	Topped trees many dead; bramble clad.	Poor	Poor	20+	C2	4.2	None
G134	Ash	Off	8-12	5	Yes	200.0	2.0	1.0	SM	Along fence line ownership unclear.	Good	Good	20+	C2	2.4	None
G135	White poplar	On	17-18	2	Yes	450.0	5.0	5.0	EM	High future potential.	Good	Good	40+	A2	5.4	None
G136	Hazel; elder; hawthorn ; holly	On	4-9	9	None	120.0	3.0	2.0	SM	Scrubby group to south of stone track.	Good	Good	20+	C2	1.5	None
G137	Hazel; hawthorn; blackthorn	On	3-6	30	None	150.0	2.0	1.0	SM	Field boundary scrubby group.	Good	Good	40+	C2	1.8	None
G138	Cherry; London plane	Off	15-18	2	Yes	550.0	6.0	2.0	EM	Observed from 100m because of horses. Plane tree looks to have been pollarded in the past.	Good	Good	40+	A2	6.6	None
G139	Hazel; hawthorn; Holly; cherry; oak	On	3-9	15	None	280.0	3.0	2.0	EM	Linear group growing either side of compacted stone path.	Good	Good	40+	B2	3.3	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. crown radius (m)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)	TPO
G140	Oak	On	16-18	2	Yes	600.0	5.0	4.0	EM	High future potential. Some bark damage at bases of trunks.	Good	Good	40+	A2	7.2	None
G141	Beech; sycamore	Off	15-18	3	None	500.0	6.0	4.0	M	Observed from 100m because of horses. Garden trees. TPO ref 479-E	Good	Good	40+	A2	6.0	Yes
G142	English oak; hazel; hawthorn; Holly	On	3-18	40	None	500.0	3.0	2.0	EM	Larger oak trees planted every 10 meters with understory. Growing either side of compacted stone track. Recent ground disturbance may have future consequences for tree health.	Good	Good	40+	A2	6.0	None
G143	Hazel; field maple; blackthorn; hawthorn.	On	2-6	10	None	200.0	2.0	1.0	SM	Hedgerow like group not flailed.	Good	Good	40+	C2	2.4	None
G144	Ash	On	5-7	3	None	150.0	2.0	2.0	Y	Along fence line.	Good	Good	10+	C2	1.8	None
G145	Ash and hawthorn	On	5-11	2	Yes	270.0	2.0	2.0	SM	Makes up larger linear feature.	Good	Good	20+	C2	3.2	None
G146	Mimosa; apple	Off	2-6	3	Yes	200.0	2.0	0.5	SM	Ownership unclear; viewed from 100m. Garden trees.	Good	Good	40+	C1	2.4	None
G147	Oak; hawthorn	On	4-6	4	None	150.0	2.0	2.0	Y	Growing along fence line.	Good	Good	40+	C2	1.8	None
G148	Leyland cypress	On	12-16	20	None	300.0	3.0	1.0	SM	Linear screening group.	Fair	Good	20+	C2	3.6	None
G149	Hazel; Elm; Ash; Oak; Field maple	Off	6-12	20	Yes	300.0	5.0	3.0	EM	Linear group located adjacent to bridle path; good screen; no access. Some dead Elm trees.	Good	Good	20+	B2	3.6	None
G150	Cypress (leyland); willow	On	6-15	100	Yes	350.0	4.0	0.2	EM	Planted linear tree group; some trees to west have been reduced in past; good screen.	Good	Good	10+	C2	4.2	None
G151	Goat willow; blackthorn	On	3-10	2	None	350.0	3.0	3.0	EM	Field margin group. Near building.	Good	Good	20+	B2	4.2	None

HEDGEROWS

Ref	Species	On/off site	Av. height (m)	Av. width (m)	Av. stem diam (mm)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)
H1	Hazel; hawthorn	On	4.0	3	90	0.5	SM	Semi maintained hedgerow	Good	Good	20+	C2	1.1
H2	Field maple; Hazel; Blackthorn; Ash; Rose	On	6.0	4	100	0.2	M	Linear hedgerow; unmanaged with some standard trees. Continuous form.	Good	Good	20+	B2	1.3
H3	Hazel	On	1.5	1.5	75	0.1	EM	Managed hedgerow; gappy.	Good	Good	10+	C2	1.0
H4	Dogwood; Hawthorn; Blackthorn; Elder	On	2.0	2.5	100	0.2	M	Managed hedgerow; dense.	Good	Good	20+	B2	1.3

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Av. height (m)	Av. width (m)	Av. stem diam (mm)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)
H5	Blackthorn; willow; ash	On	2.5	2.5	90	0.0	SM	Semi maintained hedgerow.	Good	Good	40+	B2	1.1
H6	Blackthorn; hazel; ash	On	4.0	3	90	0.0	SM	Flailed hedgerow.	Good	Good	40+	C2	1.1
H7	Ash; Blackthorn; Hawthorn; Hazel; Field maple; viburnum; Holly; Rose	On	2.5	2.5	125	0.5	M	Managed boundary hedgerow; laid in the past; mostly continuous form. Some larger ash pollarded within to hedge height.	Good	Good	20+	B2	1.5
H8	Hazel; Elder; Blackthorn; Field maple; Hawthorn	On	2.0	2	75	0.1	EM	Managed boundary hedgerow; gappy and overrun with ferns in places.	Good	Good	10+	C2	1.0
H9	Cherry; Dogwood; Blackthorn; Oak; Hazel; Hawthorn; Holly; Field maple	On	2.0	2	75	0.1	M	Managed hedgerow adjacent to bridleway; continuous form.	Good	Good	20+	B2	1.0
H10	Oak; Hazel; Field maple; rose; Ash; Hawthorn; Blackthorn	On	2.0	2	75	0.1	M	Managed field hedgerow.	Good	Good	20+	B2	1.0
H11	Field maple; Hazel	On	2.0	2	75	0.3	EM	Managed hedgerow	Good	Good	20+	B2	1.0
H12	Hazel; Blackthorn; hawthorn	On	5.0	3	100	0.1	EM	Gappy section of unmanaged hedgerow. Dieback to some trees.	Good	Good	10+	C2	1.3
H13	Willow; Dogwood; Hazel; Ash; Rose; fern	On	2.0	2	75	0.1	EM	Managed hedgerow. Mostly ferns	Good	Good	10+	C2	1.0
H14	Hazel; Rose; Hawthorn; ash; lonicea	On	2.0	2	75	0.1	M	Managed hedgerow; recently flailed to current dimensions.	Good	Good	20+	B2	1.0
H15	Hazel; Hawthorn; lonicea; field maple; dogwood; Blackthorn	On	2.0	2	75	0.1	M	Managed hedgerow; flailed to current dimensions; continuous form.	Good	Good	20+	B2	1.0
H16	Hazel; Rose; Hawthorn; Privet	On	2.0	2	75	0.1	M	Managed hedgerow; recently flailed to current dimensions.	Good	Good	20+	B2	1.0
H17	Elder; Hazel; Blackthorn	On	2.5	2	75	0.1	EM	Unmanaged section of hedgerow	Good	Good	20+	C2	1.0
H18	English elm; ash; hawthorn; blackthorn.	On	2.0	2	100	0.0	SM	Hedgerow with gaps; some very small dead trees within hedge.	Fair	Fair	20+	C2	1.3
H19	Hawthorn; blackthorn; field maple;	On	2.5	2	100	0.0	SM	Maintained hedgerow.	Good	Good	40+	B2	1.3
H20	Blackthorn; hawthorn.	On	2.5	4	120	0.0	SM	Maintained hedgerow.	Good	Good	40+	B2	1.5
H21	Blackthorn	On	2.5	3	100	0.0	SM	Maintained hedgerow.	Good	Fair	40+	C2	1.3
H22	Hazel; Field maple; Blackthorn; Dogwood; Hawthorn	On	2.0	2	75	0.1	M	Managed hedgerow	Good	Good	20+	B2	1.0

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Av. height (m)	Av. width (m)	Av. stem diam (mm)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)
H23	Hawthorn; blackthorn; field maple;	On	2.5	2	100	0.0	SM	Maintained hedgerow.	Good	Good	40+	B2	1.3
H24	Hawthorn; blackthorn; holly; hazel; field maple.	On	2.0	2	100	0.0	SM	Maintained hedgerow.	Good	Good	40+	B2	1.3
H25	Hawthorn; blackthorn; hazel	On	3.0	2	90	0.0	EM	Intermittent semi maintained hedgerow underneath larger trees.	Good	Good	40+	B2	1.1
H26	Hawthorn; blathornl	On	1.5	2	100	0.0	SM	Sparse hedgerow. Some substantial hedging; others very young.	Good	Good	20+	C2	1.3
H27	Hazel; hawthorn; English elm.	On	5.0	2.5	120	0.0	SM	Semi maintained hedgerow.	Fair	Fair	20+	C2	1.5
H28	Blackthorn; elm.	On	4.0	2.5	120	0.0	SM	Maintained hedgerow to south; outgrown to north.	Good	Good	40+	B2	1.5
H29	Blackthorn; elm.	On	2.0	2.5	120	0.0	SM	Maintained hedgerow.	Good	Good	40+	B2	1.5
H30	Blackthorn; hawthorn.	On	3.0	3	120	0.0	SM	Partially maintained hedgerow.	Good	Good	40+	B2	1.5
H31	Blackthorn; ash; sycamore; oak.	On	1.5	3	100	0.0	SM	Maintained hedgerow bramble clad in places.	Good	Fair	40+	B2	1.3
H32	Blackthorn; English elm; sycamore; hazel; hawthorn; oak	On	1.5	2	120	0.0	SM	Maintained hedgerow. Predominately blackthorn.	Good	Fair	40+	B2	1.5
H33	Goat willow; English elm; sycamore; hawthorn	On	5.0	6	200	0.0	EM	Vigorous hedgerow in frequently trimmed.	Good	Good	40+	B2	2.4
H34	Elm; hawthorn; goat willow; sycamore; ash; holly; dog rose.	On	2.0	2.5	120	0.0	EM	Maintained hedgerow; predominantly hawthorn and elm.	Good	Good	40+	B2	1.5
H35	Goat willow; English elm; sycamore; hawthorn	On	5.0	6	200	0.0	EM	Vigorous hedgerow in frequently trimmed.	Good	Good	40+	B2	2.4
H36	Elm; hawthorn; goat willow; sycamore; ash.	On	2.0	2.5	120	0.0	EM	Maintained hedgerow; predominantly hawthorn and elm.	Good	Good	40+	B2	1.5
H37	Ash; goat willow; blackthorn	On	1.5	2	120	0.0	SM	Maintained hedgerow; overrun with brambles.	Fair	Fair	20+	C2	1.5
H38	Beech; ash; hazel; Laurel	Off	4.5	2	100	0.0	SM	Maintained garden hedge.	Good	Good	40+	B2	1.3
H39	Blackthorn	On	2.0	2.5	120	0.0	SM	Maintained hedgerow.	Good	Good	40+	B2	1.5
H40	Blackthorn	On	1.5	2	0	0.0	SM	Maintained hedgerow; overrun with brambles.	Fair	Fair	10+	C2	0.0
H41	Blackthorn; Field maple; Hawthorn; Hazel; Elder	On	4.5	4	100	0.1	EM	Unmanaged boundary hedgerow; continuous form; good screen	Good	Good	20+	B2	1.3
H42	Hawthorn	On	2.5	2	75	0.2	EM	Managed hedgerow	Good	Good	20+	B2	1.0

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Av. height (m)	Av. width (m)	Av. stem diam (mm)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)
H43	Hazel; Rose; Hawthorn; ash; elder	On	2.0	2	75	0.1	M	Managed hedgerow; recently flailed to current dimensions.	Good	Good	20+	B2	1.0
H44	Hawthorn	On	2.5	2	75	0.2	EM	Managed hedgerow	Good	Good	20+	B2	1.0
H45	Hawthorn; Holly; Blackthorn	On	2.0	2	75	0.2	EM	Managed hedgerow; sections grown up to 7m.	Good	Good	20+	B2	1.0
H46	Hawthorn; Hazel	On	2.0	2	75	0.2	EM	Managed hedgerow	Good	Good	20+	B2	1.0
H47	Hawthorn; Elm; Ash	On	2.5	1.5	75	0.1	EM	Managed hedgerow	Good	Good	20+	B2	1.0
H48	Elder; Hawthorn; Blackthorn	On	2.5	2	100	0.1	M	Managed hedgerow	Good	Good	20+	B2	1.3
H49	Hawthorn; Elm; Hazel; Ash	On	2.5	2.5	100	0.1	M	Managed hedgerow; continuous form.	Good	Good	20+	B2	1.3
H50	Blackthorn; Elm; Elder; Hawthorn; Ash	On	2.5	2.5	75	0.1	M	Managed boundary hedgerow.	Good	Good	20+	B2	1.0
H51	Hawthorn; Hazel; Ash; Cherry	On	2.0	2	75	0.1	M	Managed hedgerow; good screen.	Good	Good	20+	B2	1.0
H52	Hazel; Hawthorn; Rose; Elder	On	2.5	2	100	0.2	EM	Boundary hedgerow; managed form; continuous.	Good	Good	20+	B2	1.3
H53	Damson; Hazel; Ash; Hawthorn	On	4.0	3	100	0.3	M	Managed boundary hedgerow; continuous form; good screen.	Good	Good	20+	B2	1.3
H54	Hazel; Hawthorn; Ash	On	2.5	2	100	0.2	EM	Managed field hedgerow; good continuous form; good screen.	Good	Good	20+	B2	1.3
H55	Hawthorn; Elder; Rose; Hazel; Ash	On	2.5	2.5	75	0.2	EM	Managed hedgerow; mostly continuous form. Some standard trees to 14m in southern section.	Good	Good	10+	C2	1.0
H56	Elm; Hazel; Hawthorn	On	5.0	3	100	0.2	EM	Partially managed hedgerow; dead Elm contained within; remove dead Elms.	Good	Good	10+	C2	1.3
H57	Ash; Hawthorn	On	2.5	2	75	0.1	EM	Managed boundary hedgerow.	Good	Good	10+	C2	1.0
H58	Damson; Hawthorn; Elder; Holly; Hazel	On	4.0	3	150	0.1	M	Unmanaged hedgerow beneath canopies of larger trees; forms screen.	Good	Good	10+	C2	1.8
H59	Cherry laurel	Off	2.0	2	75	0.1	M	Managed hedgerow	Good	Good	10+	C2	1.0
H60	Hawthorn; Dogwood; Field maple; Hazel; Blackthorn	On	2.0	2	75	0.1	M	Managed field edge hedgerow; continuous form	Good	Good	20+	B2	1.0
H61	Blackthorn; field maple; hazel; ash	On	2.0	2	100	0.0	SM	Maintained hedgerow; becomes gappier to east.	Good	Good	40+	B2	1.3
H62	Blackthorn; hazel; wayfaring tree; ash	On	5.0	7	120	0.0	SM	Semi maintained hedgerow.	Good	Good	40+	B2	1.5
H63	Blackthorn; willow	On	2.5	2.5	90	0.0	SM	Semi maintained hedgerow.	Good	Good	40+	B2	1.1

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Av. height (m)	Av. width (m)	Av. stem diam (mm)	Av. low crown height (m)	Life stage	General observations	Health & vitality	Structural condition	Estimated remaining contribution (Years)	BS 5837 Category	RPA radius (m)
H64	Blackthorn; ash; hazel; hawthorn	On	5.0	3	100	0.0	SM	Flailed hedgerow.	Good	Good	40+	B2	1.3
H65	Leyland cypress	Off	10.0	3	300	6.0	EM	Topped trees making overgrown hedge.	Fair	Fair	10+	C2	3.6
H66	Blackthorn; willow; hawthorn	On	2.5	2.5	90	0.0	SM	Semi maintained hedgerow.	Good	Good	40+	B2	1.1
H67	Blackthorn; hawthorn; willow	On	5.0	3	100	0.0	SM	Flailed hedgerow.	Good	Good	40+	B2	1.3
H68	Blackthorn; hawthorn; willow; hazel	On	4.0	3	90	0.0	SM	Semi maintained hedgerow.	Good	Good	40+	B2	1.1
H69	Hawthorn; blackthorn; holly	On	3.0	3	90	0.0	SM	Semi maintained hedgerow.	Good	Good	40+	B2	1.1
H70	Hazel; lonicea; hawthorn; field maple	On	1.5	1	75	0.1	EM	Managed boundary hedgerow. Recently trimmed.	Good	Good	10+	C2	1.0
H71	Bay Laurel; lonicea; Cherry laurel; eleangnus	On	2.0	2	75	0.1	EM	Planted hedgerow	Good	Good	10+	C2	1.0

WOODLANDS

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. Crown radius (m)	Avg. low crown height (m)	Life Stage	Special importance	General Observations	Health & vitality	Structural condition	Estimated Remaining Contribution (Years)	BS5837 Category	RPA Radius (m)	ASNW or ARW buffer (m)	TPO
W1	Oak; ash; willow; sweet cheatnut; hawthorn; blackthorn; hazel	On	2-24	200	Yes	1000	7.0	5.0	M	None	Good arboricultural feature. TPO 128-E.	Good	Good	40	A2	12.0	-	None
W2	Oak; ash; willow; sweet cheatnut; hawthorn; blackthorn; hazel	Off	2-24	1000	Yes	1000	7.0	5.0	M	None	Large arboricultural feature with high wildlife and amenity value.	Good	Good	40	A2	12.0	-	None
W3	Sweet chestnut; Oak; Aspen; Ash; Field maple; Holly; Hawthorn; Hazel; Birch; Willow; spruce	Off	2-24	1000	Yes	1000	7.0	5.0	M	ASNW	Large area of woodland; similar sized trees; substantial arboricultural feature; many declining Ash trees; some on woodland edge and standing dead. Oak dominates woodland. Ash management required if land use changes.	Good	Good	40	A2	12.0	15.0	None
W4	Oak; Ash; Birch; Hazel	On	2-24	200	None	1300	10.0	6.0	M	ASNW	Very good parcel of woodland; mature ash/oak with Hazel understorey. Good notable trees throughout. Good arboricultural feature.	Good	Good	40	A2	15.0	15.0	None

TREE SURVEY SCHEDULE

PROJECT NO: 5958

SITE NAME: LAND NORTH EAST OF FAIR OAK, EASTLEIGH

SURVEYOR: L FORD / A CUNNINGHAM

CLIENT: HIGHWOOD STRATEGIC LAND LTD AND CROUDACE HOMES LTD

SURVEY DATE: 06/08/2024

Ref	Species	On/off site	Height range (m)	No. of trees	Est diam?	Max stem diam (mm)	Av. Crown radius (m)	Avg. low crown height (m)	Life Stage	Special importance	General Observations	Health & vitality	Structural condition	Estimated Remaining Contribution (Years)	BS5837 Category	RPA Radius (m)	ASNW or ARW buffer (m)	TPO
W5	Beech; Oak; Sycamore; Birch; Hawthorn	Off	2-20	100	None	1000	6.0	2.0	M	None	Linear strip of woodland; good collectively; some good specimen trees within group. Prominent.	Good	Good	40	A2	12.0	-	None
W6	Ash; Cherry; Oak; Hazel; Elder; Beech; Holly; Field maple	On	3-25	500	Yes	1000	8.0	5.0	M	ASNW	Large woodland area; prominent within local and wider landscape; drawn up trees; dense undergrowth. Dieback to ash species. Good feature. TPO no. 80-E	Good	Good	40	A2	12.0	15.0	Yes

- The tree survey was carried out with reference to the methodology set out in BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups and/or woodlands were also surveyed as individuals.
- Within the tree survey schedule, each surveyed TREE (T), GROUP (G), HEDGEROW (H), WOODLAND (W) or SHRUB MASS on or adjacent to the site is given a reference number which refers to its position on the tree survey and constraints plan.
- TREE SPECIES are listed by common name.
- OOS: The recorded Out Of Scope trees and features refer to either a dead-standing or failed tree; a stump or minor shrubs; where trees are inaccessible or located off-site and unlikely to be affected by the development or, it is found that the trees are undersized according to BS 5837:2012, which stipulates a minimum recordable diameter of 75mm.

The **DIMENSIONS** taken are:

- STEM-No. indicates the number of main stems (i.e. whether the trunk divides at or below 1.5m; (used in the calculation of root protection area (RPA)) "m-s" = Multi-stemmed.
- STEM DIAMETER (measured in millimetres), obtained from the girth measured at approx. 1.5m. For trees with 2 to 5 sub-stems, a notional figure is derived from the sum of their cross-sectional areas. For multi-stemmed trees, the notional diameter may be estimated on the basis of the average stem size x the number of stems. Note: a notional diameter may be estimated where measurement is not possible.
- HEIGHT (measured in metres), recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- The CROWN SPREAD, taken at the four cardinal points to derive an accurate representation of the tree crown, recorded up to the nearest half metre for dimensions up to 10m and to up the nearest whole metre for dimensions over 10m.
- CROWN CLEARANCES, expressed both as the existing height above ground level of the first significant branch along with its direction of growth (e.g., 2.5m-N) and also in terms of the overall crown e.g., the average height of the crown above ground level. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- ESTIMATES: where any measurement has had to be estimated, e.g., due to inaccessibility, this is indicated by a "#" suffix to the measurement as shown in the Tree Survey Schedule.

LIFE STAGE is defined as follows:

Y Young: Normally stake dependent, establishing trees. Should be growing fast, usually primarily increasing in height more than spread but as yet making a limited impact upon the landscape.

SM Semi-mature: Established young trees, normally of good vigour and still increasing in height but beginning to spread laterally. Beginning to make an impact on the local landscape and environment. Semi-mature are still capable of being transplanted without preparation, up to 300mm girth and not yet sexually mature.

EM Early-mature: Not yet having reached 75% of expected mature size. Established young trees, normally of good vigour and still increasing in height but beginning to spread laterally. Beginning to make an impact on the local landscape and environment.

M Mature: Well-established trees, still growing with some vigour but tending to fill out and increase spread. Bark may be beginning to crack and fissure. In the middle half of their safe, useful life expectancies.

LM Late-mature: In full maturity but possibly beyond mature and in a state of natural decline. Still retaining some vigour but any growth is slowing.

A Ancient: A tree that has passed beyond maturity and is old/aged compared with other trees of the same species. Typically having a very wide trunk and a small canopy.

PHYSIOLOGICAL CONDITION (HEALTH & VITALITY):

Essentially a snapshot of the general health of the tree based upon its general appearance, its apparent vigour and the presence or absence of symptoms associated with poor health, physiological stress etc. (fungal infections may be recorded here but decay giving rise to structural weakness would be recorded under 'Structural Condition' – see next parameter):

Good: No significant health issues.

Fair: Indications of slight stress or minor disease (e.g., the presence of minor dieback/deadwood or epicormic shoot growth).

Poor: Significant stress or disease noted; larger areas of dieback than above.

Dead: (or Moribund).

STRUCTURAL CONDITION:

Features affecting the structural stability of the tree include decay, significant deadwood, root-plate instability or significant damage to structural roots, weak forks (e.g. those where bark is included between the members) etc. Classified as:

Good: No obvious structural defects: basically sound.

Fair: Minor, potential or incipient defects.

Poor: Significant feature(s) likely to lead to actual failure in the medium- to long-term.

Dead: (or Moribund).

ESTIMATED REMAINING CONTRIBUTION:

An estimate of the length of time in years that a tree might be expected to continue to make a useful contribution to the locality at an acceptable level of risk (based on an assumption of continued routine maintenance):

- Less than 10 years
- 10+ years
- 20+ years
- 40+ years

SPECIAL IMPORTANCE:

Trees that are particularly notable as high-value trees such as ancient trees/woodland or veteran trees. Such trees may be regarded as the principal arboricultural features of a site and pose a significant constraint to potential development.

An ***ancient*** tree is one that has passed beyond maturity and is very old compared with other trees of the same species. Very few trees reach the ancient life stage. ***Veteran*** trees are often very old but not necessarily so; they may be regarded as 'survivors' that have developed some of the characteristic features of an ancient tree but have not necessarily lived as long. All ancient trees are veterans but not all veteran trees are ancient.

The term '*notable*' carries no weight within the National Planning Policy Framework (NPPF), but is a term that recognises a mature tree which may stand out in the local environment because it is large in comparison with other trees around it.

Ancient woodland is an area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland (ASNW), plantations on ancient woodland sites (PAWS) and ancient replanted woodland (ARW).

QUALITY CATEGORY:

Trees are classed as category U, A, B or C, based on criteria given in BS 5837:2012; summary definitions as follows (see BS 5837 for further details). Categories A, B and C are further characterised by the use of sub-categories, which attempt to identify what aspect of the tree is the main source of its perceived value, These are:

(1) arboricultural qualities
(2) landscape qualities, and
(3) cultural, historic or ecological/conservation qualities.

Examples of these qualities for each of the three categories are given below, although these are indicative only.

Note: This is NOT a health and safety classification; the classification does not take into account any requirement for remedial tree care or ongoing maintenance apart from that which may affect the trees' general suitability for retention.

CATEGORY A: HIGH QUALITY:

Trees or groups whose retention should be given a particularly high priority within the design process. Normally with an expected useful life expectancy of at least 40 years.

A1: Notably fine specimens; rare or unusual specimens; essential component trees within groups, semi-formal or formal plantings (e.g., dominant trees within an avenue etc.).
A2: Trees, groups or woodlands of particular visual importance as landscape features.
A3: Trees, groups or woodlands of particular significance by virtue of their conservation, historical, commemorative or other value (e.g., veteran trees or wood pasture).

CATEGORY B: MODERATE QUALITY

Trees or groups of some importance with a likely useful life expectancy in excess of 20 years. Their retention would be desirable; selective removal of certain individuals may be acceptable but only after full consideration of all alternative courses of action.

B1: Fair quality but not exceptional; good specimens showing some impairment (e.g., remediable defects, minor storm damage or poor past management).
B2: Acceptable trees situated such as to have little visual impact within the wider locality. Also the number of trees, perhaps in groups or woodlands, whose value as landscape features is greater collectively than would warrant as individuals (such that the selective removal of an individual would not impact greatly upon the trees' overall, collective value).
B3: Trees, groups or woodlands with clearly identifiable conservation or other cultural benefits.

CATEGORY C: LOW QUALITY:

Trees or groups of rather low quality, although potentially capable of retention for at least approx. 10 years. Also small trees with stems below 150mm diameter.

Potentially retainable, but not of sufficient value to be regarded as a significant planning constraint.

C1: Unremarkable trees of very limited merit or significantly impaired condition.
C2: Trees offering only low- or short-term landscape benefits; also secondary specimens within groups or woodlands whose loss would not significantly diminish their landscape value.
C3: Trees with extremely limited conservation or other cultural benefits.

CATEGORY U: VERY LOW QUALITY

Trees likely to prove to be unsuitable for retention for longer than 10 years should any significant increase in site usage arise as a result of development. E.g., dead or moribund trees; those at risk of collapse or in terminal decline; trees that will be left unstable by other essential works such as the removal of nearby category U trees; trees infected by pathogens that could materially affect other trees; low-quality trees that are suppressing better specimens. (Category U trees may have conservation values that it might be desirable to preserve. This category may also include trees that should be removed irrespective of any development proposals.)

ROOT PROTECTION AREA (RPA):

These are normally represented as a circle centred on the base of each tree stem with a radius of 12 times the stem diameter, measured at 1.5m above ground level. The shape of the RPA may be altered where site conditions dictate that there are sound reasons to do so.

VETERAN OR ANCIENT TREE BUFFER (VTB/ATB)

In line with the Standing Advice produced by the Forestry Commission and Natural England, this is a buffer zone (in metres) around an ancient or veteran tree that should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's stem diameter.

ANCIENT WOODLAND BUFFER (FOR ASNW, PAWS OR ARW)

In line with the Standing Advice produced by the Forestry Commission and Natural England, this is a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, a larger buffer zone may be required.

THE IMPORTANCE OF TREES

Wider benefits:

There is a growing body of evidence that trees bring a wide range of benefits to the places where people live.

Some *economic* benefits of trees include:

- Trees can increase property values
- As trees grow larger, the lift they give to property values grows proportionately
- They can improve the environmental performance of buildings by reducing heating and cooling costs, thereby cutting bills
- Mature landscapes with trees can be worth more as development sites
- Trees create a positive perception of a place for potential property buyers
- Urban trees improve the health of local populations, reducing healthcare costs

Some *social* benefits of trees include:

- Trees help create a sense of place and local identity
- They benefit communities by increasing pride in the local area
- They can create focal points and landmarks
- They have a positive impact on people's physical and mental health
- They can have a positive impact on crime reduction

Some *environmental* benefits of trees include:

- Urban trees reduce the 'urban heat island effect' of localised temperature extremes
- They provide shade, making streets and buildings cooler in summer
- They help remove dust and particulates from the air
- They help to reduce traffic noise by absorbing and deflecting sound
- They help to reduce wind speeds
- By providing food and shelter for wildlife, they help increase biodiversity
- They can reduce the **effects** of flash flooding by slowing the rate at which rainfall reaches the ground
- They can help remediate contaminated soil

On new development sites:

Trees bring many benefits to new development. Where retained successfully they can form important and sustainable elements of green infrastructure, contribute to urban cooling and reduce energy demands in buildings. Their importance is acknowledged in relation to adaptation to the effects of climate change. Other benefits brought by trees include:

- Increasing property values
- Visual amenity
- Softening, complementing and adding maturity to built form
- Displaying seasonal change
- Increasing wildlife opportunities in built-up areas
- Contributing to screening and shade
- Reducing wind speed and turbulence

NATIONAL PLANNING POLICY

The National Planning Policy Framework 2023 (NPPF paragraph 186) states that, when determining planning applications, local planning authorities should apply the following principle:

c) 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists.'

In this respect, the following definitions apply:

'Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)', and

'Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life stage.'

Note: Further information from the National Planning Policy Guidance Suite and Standing Advice is provided in the design guidance section.

Other paragraphs of the NPPF 2023 of relevance to this report are:

Paragraph 136: *'Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-*

planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.'

Paragraph 180: *'Planning policies and decisions should contribute to and enhance the natural and local environment by:*
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

STATUTORY CONTROLS

Statutory tree protection

Works to trees that are covered by Tree Preservation Orders (TPOs) or are within a Conservation Area (CA) require permission or consent from the Local Planning Authority. Where information is available on any Statutory designations such as this they are identified within the summary table in Section 1 and on the Tree Survey and Constraints Plan in Section 2.

Notwithstanding specific exceptions and in general terms, a TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of protected trees or woodlands without the prior written consent of the LPA.

Penalties for contravention of a TPO tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.

Similarly, and again notwithstanding specific exceptions, it is an offence to carry out any works to a tree in a Conservation Area with a trunk diameter greater than 75mm diameter at 1.5 height without having first provided the LPA with 6 weeks written notification of intent to carry out the works.

On many non-residential sites (excluding specific exemptions) there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. In basic terms, it is an offence to remove more than 5 cubic metres of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission.

Any proposed tree works that are planned to be carried out on-site must be carried out in accordance with the statutory controls outlined.

Statutory Wildlife Protection

Although preliminary visual checks from ground level of likely wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside of the scope of this report.

Trees that contain holes, splits, cracks and cavities could potentially provide a habitat for protected species such as bats in addition to birds and small mammals. It is advised that in some instances specialist ecological advice may be required. This may result in tree works being carried out following a detailed climbing inspection of the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the site manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by the appointed Ecologist or the relevant Statutory Nature Conservation Organisation (SNCO): Natural England, Scottish Natural Heritage or Natural Resources Wales.

It is advised that tree/hedgerow works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. This time period only indicates likely nesting times and as such diligence is required when undertaking tree works at all times.

Irrespective of the time of year and other than any actions approved under General Licence, it is an offence to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest or eggs of any wild bird. Ideally, tree operations should be avoided during the likely bird nesting period. However, any tree works should always only be carried out following a preliminary visual check of the vegetation.

For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in England and Wales. A different legislative framework applies in Scotland and Northern Ireland.

Any proposed tree works that are planned to be carried out on site must be carried out in accordance with any relevant statutory controls, outlined above.

DESIGN GUIDANCE

Approach

The approach adopts the guidelines set out in the British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. The process is broken down to coordinate with the key elements within both the RIBA Plan of Work (2013) and British Standard 5837:2012 as set out in the table below:

Information Stage	RIBA Stage	BS 5837:2012
Stage A – Tree Survey	2: Concept	4: Feasibility
Stage B – Arboricultural Impact Assessment	3: Developed design	5: Proposals
Stage C – Arboricultural Method Statement	4: Technical design	6: Technical Design
Stage D – Arboricultural Site Supervision	5: Construction	7: Demolition and construction

A hierarchical approach is adopted to achieve optimum use of the site and location of built structures. This is set out below:

Avoid

The starting point of Site layout design should be to avoid the RPA of retained trees and provide suitable clearance from above ground constraints [tree canopies]. Where possible building lines should be at least 2m outside the RPA to provide working space for construction. However, protection measures can be taken if such clearance is not achievable.

Mitigate

Where intrusion within the RPA is unavoidable then its impact on the tree can be mitigated by specialist measures:

Foundations that avoid trenching e.g., screw piles, suspended floor slabs or casting at ground level for lightweight structures such as bin and cycle stores.

Limited use may be made for parking, drives or hard surfaces within the root protection areas, subject to advice from a qualified arboriculturist. Cellular confinement systems that enable hard surfaces to be built above existing soil levels are acceptable methods subject to site-specific soil conditions.

Service runs that cannot be routed outside the RPA(s) can be installed by, for example, thrust boring, directional drilling, air excavation or hand digging. These operations often require supervision by the project arboriculturist.

Compensate

Replacement planting can ensure the continuity of tree cover where tree removal is unavoidable or desirable. Off-site provision may be considered in some circumstances but this will require negotiation with the local planning authority.

Considerations:

For proposed residential developments, consideration must be given to numerous factors relating to future tree growth and orientation.

Tree constraints

Root Protection Areas:

With reference to BS 5837:2012, a root protection area (RPA) is defined as "a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority". "**The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained**".

BS 5837:2012 states (4.6.2) that, "where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced." The BS goes on to state that, "modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution," and that any deviation from the original circular plot should take into account:

- Morphology and disposition of roots;
- topography and drainage;
- soil type and structure;
- the likely tolerance of the tree to root damage/disturbance.

Additional buffer zones beyond the RPA:

The following text is taken from the Standing Advice produced by the Forestry Commission and Natural England as included in the National Planning Policy Guidance:

'A buffer zone's purpose is to protect ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development'.

Ancient woodland buffer:

'For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you're likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic'.

Ancient and veteran tree buffer:

'A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter'.

Above ground:

Above ground constraints posed by trees describe the capacity for trees to have an overbearing or dominating effect on new developments; usually post-occupancy. Typical above ground constraints include a number or combination of inconveniences including shading, branch spread, movement of trees during strong winds and so on. If not adequately considered, above ground constraints can lead to repeated requests to fell or heavily prune retained and protected trees.

Shade:

Adverse shading and blocked views from windows raise concerns for incoming residents, which may lead to pressure to fell or remove trees in the future. Wherever possible it is advisable to arrange fenestration away from tree canopies to lessen the conflict or increase window size to accommodate ambient light.

Conversely, appropriately designed development can use existing or new trees to create necessary and welcome shade and screening.

As part of the adopted approach the above considerations and constraints are assessed cumulatively to provide clear and site-specific advice on the areas of a site most suitable for the location of development.

Dependent on the site and nature of the proposed development, the Tree Survey and Constraints Plans may show the following:

Recommended Developable area - an advisory area defined to minimise arboricultural impacts using standard approaches to construction. Restricting proposed development to this area will limit the risk of harm to retained trees and of the Local Planning Authority objecting to the proposed development. It may be possible to propose development outside of this area but specific 'low impact' construction techniques may need to be recommended.

Recommended Buffer to development - similar to the Recommend Developable Area but defined as a line marking a suitable buffer to retained trees. More commonly used on large sites or sites where the presence of trees is localised.

Tree Opportunities

Depending on the scale of developments existing trees can often provide opportunities to enhance the existing arboricultural resource of a site by bringing it into good management or by putting in place remedial measures e.g., soil amelioration.

Appropriately designed new tree planting is extremely important in maintaining healthy and sustainable tree populations. For the reasons highlighted, new trees can bring many benefits to new developments. It is critical to the establishment of new tree planting that the locations, species and specification of new trees are appropriate. Subsequently, the sourcing of high-quality stock, suitable planting and the provision of post-planting maintenance are essential to allow new trees to establish and mature over time.

APPENDIX 6. HERITAGE TECHNICAL NOTE

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21st January 2025

North East Fair Oak, Eastleigh, Hampshire
Heritage Technical Note

1.0 Introduction

Aims and scope

1.1 This heritage technical note considers the proposed development of land at North East Fair Oak, Eastleigh, Hampshire. The Site is located at Grid Reference 450668, 119370. Its location is shown at Figure 1.

1.2 This technical note has been prepared for the purposes of providing advice for the promotion of the site through the Regulation 18 Local Plan consultation.

1.3 There are no designated built heritage assets within the site. A number of listed buildings fall within the immediate vicinity of the site, most notably Mortimers Farmhouse (NHLE 1281407) and its associated Granary (NHLE 1204077) and Barn (NHLE 1111950). These listed assets are likely to be impacted through development within their setting. Hall Lands House and Hall Lands Farm, both located on Hall Lands Lane directly adjacent to the development site, are likely to qualify as Non-Designated Heritage Assets.

1.4 This technical note is informed by site visits in February 2023 and September 2024.

Location and description

1.5 The present layout of the site is shown at Figure 1 and 5. The study site forms an irregular parcel of land north-east of Fair Oak and measures c. 122 ha in size. It is bound by Mortimers Lane and the northern suburban edge of Fair Oak to the south; Park Hills Wood forms the northern boundary of the site; the eastern boundary is formed by agricultural fields and St Francis Animal Welfare Centre; the western boundary is formed by the rear boundaries of the properties fronting on to Winchester Road. Excluded from the study site is Hall Lands Farm and associated buildings, Hall Lands Copse,

Jamesmead Farm towards the west of the Site and modern property east of the former Fieldfare Nursery. The study site predominately comprises a series of irregular pasture fields with mature tree-lined boundaries. An area of woodland, Tippers Copse falls within the study site. Areas of development within the Site include Freedom Caravans, the former Fieldfare Nursery, Bramble Equine Centre and Alec Miles Equestrian. A number of public footpaths cross the study site.

1.6 The majority of the study site falls within Eastleigh District Council; the north-west part of the study site falls within Winchester District Council.

1.7 The majority of the study site is underlain by London Clay Formation (clay, silt and sand), with a small area of Whitecliff Sand Member (sand) in the south of the study site and around the area of Jamesmead Farm in the west. No superficial deposits are recorded within the study site (GeoIndex 2023).

1.8 The topography of the study site varies, with an area of high ground of 66m OD to the immediate west of Tippers Copse in the centre of the study site and 63m OD around the area of Jamesmead Farm in the west. The ground slopes down to c. 43m OD to the east and 55m to the west and south. Towards the northern boundary a depression was noted. The site walkover was restricted to public paths so it was not possible to fully inspect all areas of the site. A mound was noted within trees to the west of Tipper's Copse which, from distance and satellite imagery, appears modern and agricultural, but further inspection would be advise at planning stage. Also of note is a slight bank / depression parallel with the south-eastern field boundary / public footpath, which may represent a historic landscape feature. A stream is recorded along the northern edge of Hall Lands Corpse. The site lies c. 2.75km to the west of the River Itchen.



Plate 1 General view of historic field boundary by public footpath in centre of study site (Dir n.)



Plate 2 General view from north-east of study site towards Fair Oak. Note the Pembers Hill development (Dir. south-west)



Plate 3 General view along northern boundary, southern edge of Park Hills Wood to left (Dir. east)



Plate 4 General view of north-west parcel of study site from public footpath, Park Hills Woods to north (Dir. north-east)



Plate 5 General view of central western part of study site from Hall Lands Lane (Dir. west)

2.0 Planning Background and Development Plan Framework

2.1 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework 2024 (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

1.1 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

1.2 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

1.3 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

1.4 Annex 2 of the NPPF has the following heritage related definitions:

Historic Environment: *all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Heritage Assets *are defined as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Archaeological Interest *is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.*

Designated Heritage Assets *comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.*

Significance *is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

Setting *is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

1.5 Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area is referred to as a non-designated heritage asset.

1.6 The NPPF is supported by the National Planning Policy Guidance (NPPG):

1.7 Paragraph 18a-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

1.8 Paragraph 18a-002 states that:

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

1.9 Paragraph 18a-009 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

1.10 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

1.11 Paragraph 18a-013 concludes:

"The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that

setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."

1.12 The key test in NPPF paragraphs 214-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-018 of the NPPG provides additional guidance on substantial harm. It states:

"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."

1.13 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 214-215 apply).

1.14 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

1.15 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

1.16 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits (note that the reference to the NPPF paragraph 8 has been corrected to reflect the updated NPPF in July 2018):

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National

Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."

1.17 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Policy

2.2 The relevant local planning policy for the area is contained in the Eastleigh Borough Local Plan 2016-2036 (Adopted 15th April 2022), which contains the following relevant policies:

Strategic Policy S8: Historic Environment

1. *The Borough Council will continue to conserve and/or enhance the Borough's heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:*
    a. *Identifying the assets by means of an on-going programme of survey and review;*
    b. *Identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;*
    c. *Restricting development likely to harm them or their settings through management of development proposals; and*
    d. *Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.*

Policy DM12: Heritage Assets

1. *Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and*

advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.

a. *Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:*
    i. *If he remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains;*
    and
    ii. *Prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;*
b. *It achieves a high standard of design which respects and complements the character and qualities of the heritage asset;*
c. *Where necessary, it secures the long-term future maintenance and management of the asset;*
d. *Where possible, it enables public enjoyment and interpretation of the asset; and*
e. *A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.*

2. *In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.*
3. *The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.*

2.3 The Eastleigh Borough Local Plan (2016-2036) provides the following supporting text to DM12 regarding local historic landscapes and parks:

The Council works with other bodies including Hampshire County Council, the Hampshire Gardens Trust, Historic England and local interest groups in the identification and conservation of these and other heritage assets. In cases where the character of a local historic landscape has already been eroded to a significant extent, development may be permitted that affects the landscape providing it is sympathetic to the remaining character of the area and the development includes a legal agreement to secure the long term management and enhancement of the remaining historic landscape asset. In

this context, 'eroded to a significant extent' means that features that were characteristic of the historic landscape have been lost.

3.0 Historic Background

3.1 The study site is located within the parish of Fair Oak & Horton Heath in the Borough of Eastleigh, with the exception of the northern section adjacent to and including Pyle Hill Wood, which falls into the parish of Owslebury. The site is located to the north-east of Fair Oak, and is bordered by Winchester Road to the west, and by Mortimers Lane to the south.

3.2 Eastleigh appeared in the Domesday Book as a Manor with 13 households, including ploughlands, woodland and meadow lands. In 1086 it was held by Henry the treasurer (DB Phillimore reference: Hampshire 56,2). Bishopstoke Manor was held by the Bishop of Winchester for much of its history. It came into the ownership of Ecclesiastical Commissioners in 1869, after which it was split between private individuals (Page, 1908, pp. 308-310).

3.3 Eastleigh was a small agricultural settlement until 1838, when the Bishopstoke Junction railway station was built near to the village of Barton (Humby, 2015, 'Rise of the Railway). The London and South Western Railway Company established an important line connecting Southampton to Winchester, and Eastleigh subsequently developed as a railway town.

3.4 Fair Oak is a large village to the east of Eastleigh, historically formed of various scattered houses and farmsteads. It was historically also in the large parish of Bishopstoke and gained a chapel of ease in 1863. In the early 19th century, the majority of the land and farmsteads belonged to the Fair Oak Park estate owned by Sir Raymond Jarvis. The estate was sold to James Edward Bradshaw in 1846, and the early 20th century to George Herbert Pember (Hampshire Archives 67M87/7; 62M91/1). The seat of the estate, Fair Oak Park, was demolished in the early 1970s and the site is currently being developed for new housing.

4.0 Location of Heritage Assets

4.1 This high-level assessment will consider the potential effects of development within the study site on the significance of built heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).

4.2 The study site contains no designated or non-designated heritage assets, as such the assessment will consider only heritage assets whose settings may be affected.

4.3 A radius of 1 km from the boundary of the site has been used for assessing indirect effects on all non-designated and designated heritage assets. A total of 11 grade II listed buildings are recorded within the 1km study area.

4.4 The list of locally listed heritage assets was updated, in part, in 2024 (Eastleigh Borough Council August 2024). Two Locally Listed heritage assets included on Eastleigh Borough Council's Local List also fall within the 1km study area: Tudor Cottage, Winchester Road (Orion 1) and Little Dower House Mortimers Lane (Orion 2). The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.

4.5 Following a site visit in February 2023 and September 2024, it was confirmed that there was no direct intervisibility between built heritage assets north, west and south of the study site due to distance, vegetation, topography or intervening development. The following assets have been identified as having the potential to be impacted by the proposed development within their settings:

- Grade II listed Mortimers Farmhouse (NHLE 1281407);
- Grade II listed Granary to west of Mortimers Farmhouse (NHLE 1204077);
- Grade II listed Barn to south west of Mortimers Farmhouse (NHLE 1111950);
- Grade II listed Poplar Cottage and Pyle Hill Cottage (NHLE 1111951);
- Grade II listed Willow Cottage (NHLE 1204086);
- Locally Listed Tudor Cottage (Orion 1);
- Locally Listed Little Dower House (Orion 2);
- 'Historic Building' Barn at Stocks Farm (HHER 50626);
- 'Historic Building' Hall Lands House (HHER 42383);
- 'Historic Building' Hall Lands Farmhouse (HHER 42382);
- 'Historic Building' Animal Shed Range At Hall Lands Farm (HHER 42380);
- 'Historic Building' Dairy And Sterilising Room At Hall Lands Farm (HHER 42381);
- 'Historic Building' Store At Hall Lands Farm (HHER 42379);
- 'Historic Building' Milking Parlour At Hall Lands Farm (HHER 42377); and
- 'Historic Building' Cartshed And Dairy At Hall Lands Farm (HHER 42378).

Mortimers Farmhouse (NHLE 1281407); Granary to west of Mortimers Farmhouse (NHLE 1204077); Barn to south west of Mortimers Farmhouse (NHLE 1111950)

4.6 The Mortimers Farm farmstead consists of a 17th century vernacular farmhouse, an 18th century weatherboarded granary on staddle stones, and an 18th century former threshing barn. These listed buildings are arranged around a central courtyard with further modern agricultural outbuildings. They are accompanied by a modern house to the east (see Plate 8). The group is set on the south side of Mortimers Lane and is visually prominent in approaches from the east and west, as well as from the north side of the road (Plates 6, 7, & 8).

4.7 The 1839 Bishopstoke Tithe Survey indicates that the Mortimers Farm group was in the same ownership and occupation as the eastern half of the site, and it is likely that the land was farmed as part of Mortimers Farm. There is a historic functional connection between the site and the assets, which remains discernible through their proximity and clear visual and spatial relationship. The site forms the wider setting of the Mortimers Farm assets and contributes to an understanding of their historic context.

4.8 The area of the study site north of Mortimer Lane is considered to contribute a degree of significance to the assets in its present undeveloped state. The current masterplan currently shows the area north of Mortimers Farm to be retained as open space, which is welcome from a heritage perspective. A potential vehicular access is shown to the west of Mortimers Farm and a community orchard is also illustrated in this area. The proposed access road has the potential to introduce traffic and noise to the farm's immediate surroundings. However, such a change is unlikely to be considered harmful to the overall significance of the asset or its setting.



Plate 6 Grade II listed Mortimers Farmhouse (NHLE 1281407)



Plate 7 Roofline of the Granary (left) and listed Barn (centre-left)



Plate 8 View towards listed structure along Mortimers Lane from east (Dir. west)



Plate 9 View towards listed structure along Mortimers Lane from west (Dir. east)



Plate 10 View towards Mortimers Farmhouse (NHLE 1281407) from the triangular field parcel directly to the north (dir. south)

Grade II listed Poplar Cottage and Pyle Hill Cottage (NHLE 1111951) and Willow Cottage (NHLE 1204086)

4.9 Poplar Cottage and Pyle Hill Cottage form a terrace of buildings on the east side of Winchester Road. They consist of a 17th century timber framed structure, said to be the Old Malt House. The red brick structure is two storeys (including dormers with cills at eaves level), with a red clay tile roof with three gabled dormers. The separate properties are accessed by separate timber porches with cambered archway beneath the gable. These form a terrace with grade II listed Willow Cottage which forms a 19th century extension to the earlier structures. Willow Cottage is raised in red brick and two storeys and a red tile roof, with a similar timber porch to those at Poplar and Pyle Hill cottages. These buildings make an attractive and interesting group on Winchester Road. The terrace runs parallel to Winchester Road with a small set back, bound by a mature hedge of varying height. Due to the height of the buildings and the hedges these are not visually prominent when travelling along Winchester Road. The properties have garden plots to the north-east, the boundary of which is tree-lined. The study site lies immediately adjacent to the north-eastern boundary of these properties.

4.10 The 1839 Bishopstoke Tithe records that these properties were owned by William Sims and occupied by John Wild and another. There is no ownership link with the area of the study site adjacent to these properties, which is owned by the Trustees of Algebra Lectures and occupied by Charles Bailey.

4.11 The significance of these assets relates principally to their age of construction and the architectural special interest that is generated by their vernacular character and materiality. The study site lies immediately to the rear of this terrace and contributes to their significance through an appreciation of the semi-rural context of the properties and the historic linear settlement pattern of the wider village. Development that would be visible to the rear of these properties is considered to have the potential to harm the significance of these assets. The current masterplan illustrates the retention of the parcel of ground east of these assets as open space, which is welcome from a heritage perspective. The landscape proposals are indicative only at this stage, however the introduction of meadow planting, community orchard or community allotment are not considered harmful to the significance of these listed assets. The illustrative masterplan proposes a pedestrian / cycle access point, south of the listed assets. This is not considered harmful to the setting and significance of these assets. The scheme provides an opportunity to downgrade Winchester Road and provide an alternative vehicular access through North East Fair Oak which would result in less traffic along Winchester Road, which along with improved cycle and pedestrian access across the area would be beneficial to the setting and significance of these assets through a reduction in noise and traffic.



Plate 11 Grade II listed Poplar Cottage and Pyle Hill Cottage (NHLE 1111951) and Willow Cottage (NHLE 1204086) from Winchester Road (Dir. east)

Locally Listed Tudor Cottage (Orion 1)

4.12 Tudor Cottage is located on the east side of Winchester Road and is listed within the 2024 Eastleigh Local List (Eastleigh 2024). The property is two storeys, painted brick and

render with a red clay tile roof and gabled porch entrance. Based on the brick coursing of the southern range of the building, this has a later construction date (c.20th century) to that of the northern section.

4.13 The 1839 Bishopstoke Tithe apportionment records that these properties were owned by Samuel Harding and occupied by Henry Phillips (plot 694) and occupied by John Wild and another. There is no ownership link with the area of the study site adjacent to these properties, which is owned by the Trustees of Algebra Lectures and occupied by Charles Bailey. 19th century mapping records that the property was located within a linear rectangular plot, which has subsequently been infilled with roadside development.

4.14 The significance of these assets relates principally to the construction date of the northerly part of the building and likely historic timber framing, made apparent by the building's saddleback roof.

4.15 This property is located within a sub-square plot with gardens to the east of the property, which lies immediately adjacent to the study site. The rear boundary does not comprise mature vegetation and has relatively open views across the agricultural lands to the east. The study site contributes to the significance of this non-designated heritage asset through an appreciation of the semi-rural context of the properties and the historic linear settlement pattern of the wider village. Development that would be visible to the rear of these properties is considered to have the potential to harm the significance of these assets.

4.16 The current masterplan illustrates the introduction of a small development parcel to the east of this asset. This development parcel sits within a larger area of open space; indicative landscape proposals include the introduction of additional planting, pathways, meadow planting, a community orchard and community allotment. Subject to the detailed design, the proposals will form a change within the wider setting of this asset, but the level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening. The scheme provides an opportunity to downgrade Winchester Road and provide an alternative vehicular access through North East Fair Oak which would result in less traffic along Winchester Road, which along with improved cycle and pedestrian access across the area would be beneficial to the setting and significance of these assets through a reduction in noise and traffic.



Plate 12 Locally Listed Tudor Cottage (Orion 1) (Dir. north-east)

Locally Listed Little Dower House (Orion 2)

4.17 Little Dower House is located to the north of Mortimers Lane and is listed within the 2024 Eastleigh Local List (Eastleigh 2024). The property is two - two and half storeys in height and has a sub-rectangular planform with cross gables on its south-east and north-west corners. Clay tile roof covering with numerous gabled dormer windows along the south-west roof slope. Based on the historic mapping, the building's planform appears to have been substantially altered.

4.18 The 1839 Bishopstoke Tithe apportionment records that these properties were owned and occupied by Sir Jarvis Raymond (plot 738), who also owned Fair Oak Park (see Section 6 for more information on Sire Jarvis Raymond and Fair Oak Park). There is a historic ownership link with the parts of the study site that formed part of Fair Oak Park, of particular note due to proximity is the field parcel immediately east of Little Dower House which falls within the study site.

4.19 The significance of this asset principally relates to its original date of construction, though it appears to have substantially altered based on the earliest available mapping. A level of architectural interest is also generated by the vernacular character and materiality of the assets built form.

4.20 This property is located within a sub-triangular plot which is access from a tree lined private access road north of Mortimer Road. The boundary of the property plot is populated with mature trees which contributes to an enclosed setting. The Pembers Hill housing development is located immediately east of the asset, as such the once open parkland setting of the asset has been transformed to a sub-urban setting. The parcel of land immediately east of the asset within the study site contributes to the significance of this non-designated heritage asset through an appreciation of the historic parkland and semi-rural context of the properties. Development within this area is considered to have the potential to harm the significance of these assets through an erosion of the aforementioned historic parkland and semi-rural context of the property. The parcel of

land north of the property also forms part of the study site. This also forms part of the wider setting of the asset, although does not form part of the formal boundary of the parkland. This area is also owned by Sir Jarvis Raymond in the mid-19th century, therefore there is also a historic ownership link. Development within this area is considered to have the potential to harm the significance of these assets through an erosion of the semi-rural context of the property.

4.21 The current masterplan illustrates the retention of the area east of Little Dower House as open space, which is welcome from a heritage perspective. The northern boundary is illustrated as retained tree belt / hedgerow which is also welcome. The development parcels are set back by approximately 40m metres, with SUDA, pedestrian paths. Subject to the detailed design, the proposals will form a change within the wider setting of this asset, but the level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening.



Plate 13 Locally Listed Little Dower House, from Keepers Drive (Orion 2) (Dir. east) (© Google Earth August 2023)

Historic Buildings at Hall Lands House and Hall Lands Farm, including: Hall Lands House (HHER 42383); Hall Lands Farmhouse (HHER 42382); Animal Shed Range At Hall Lands Farm (HHER 42380); Dairy And Sterilising Room At Hall Lands Farm (HHER 42381); Store At Hall Lands Farm (HHER 42379); Milking Parlour At Hall Lands Farm (HHER 42377); Cartshed And Dairy At Hall Lands Farm (HHER 42378)

4.22 Hall Lands House and Hall Lands Farmhouse are both late-19th century houses set on Hall Lands Lane. Hall Lands Farmhouse is set to the north side of the group (Plate 14), with Hall Lands House to the south surrounded by associated agricultural buildings to the north, west and south (Plate 15). The buildings are not presently included on Eastleigh's Local List, but they appear on 19th century historic mapping and hold some architectural and historic interest and are therefore likely to qualify as Non-Designated Heritage Assets.

4.23 This group of buildings is surrounded by a dense treed area to the north and west but is directly adjacent to areas of the site zoned for new housing to the south and east. The group is accessed via Hall Lands Lane, a drive connected to Mortimers Lane to the

south. Hall Lands Lane is lined with hedges along much of its length, and one section to the south of Hall Lands Farmhouse is particularly well-screened with mature vegetation (Plate 16).

4.24 The 1839 Bishopstoke Tithe Map indicates that much of the western half of the site was held in the same ownership and occupation as Hall Lands House, and it is therefore likely that the fields were farmed as part of Hall Lands Farm in the 19th century. The owner of the farm in 1839 was Sir Jarvis Raymond, the same landowner in possession of the Mortimers Farm assets and much of the rest of the site as part of the Fair Oak Park Estate. As there is a historic ownership and likely functional connection with the site, the site may be said to form the wider setting of the assets on Hall Lands Lane. A full assessment of the significance of these Non-Designated Assets would be required prior to the submission of an application, but it is likely that the open character of the site would be found to contribute a degree of significance to the assets.

4.25 While there are high hedges lining the southern approach of Hall Lands Lane (Plate 17) the historic assets are set in relatively exposed positions. Hall Lands House and some of its surrounding agricultural buildings are not screened by trees on the east side, but directly overlook a portion of the site zoned for housing and a proposed primary street. Hall Lands Farmhouse also directly overlooks an open field which is proposed for housing, separated only by a low wire fence. The imposition of housing and a road within these views to the east will cause a change to their historic context which may be considered harmful to their significance. The potential harm of this development may require mitigating factors to be included within the masterplan.



Plate 14 Hall Lands Farmhouse (HHER 42382) seen from Hall Lands Lane



Plate 15 Hall Lands House (HHER 42383) seen from Hall Lands Lane



Plate 16 View towards farm complex from Hall Lands Lane to the north, showing mature vegetation around farm complex



Plate 17 Existing hedge boundary along Hall Lands Lane from southern approach

'Historic Building' Barn at Stocks Farm (HHER 50626)

4.26 The Hampshire Historic Environment Record records an entry at this location, east of Winchester Road, as an 'unlisted barn converted to domestic use'. The HER point is located on an 'L' shaped two storey brick structure recorded as Oak Barn within a rectangular plot accessed via a private land off Winchester Road. A building is recorded on this location since the 1839 Tithe, although the Tithe map records a U-shaped layout which is more suggestive of a domestic property. The plot is recorded as 'Barn and Yard' on the Tithe apportionment which may account for its description as a Barn. The historic development of this group of buildings, and assessment of significance is likely to be required to support a future planning application. Based on a rapid assessment, it is suggested that Stocks Farm underwent significant remodelling in the late 19th century / 20th century. Oak Barn is not considered of heritage significance, however, the two storey Victorian villa, Stocks Farm is considered of heritage interest, although it may not be the farmhouse recorded on the 1839 Tithe. The small single storey ancillary building dates to the late 19th century and has group interest in relation to Stocks Farm.

4.27 The 1839 Tithe apportionment records Stocks Farm (plot 670) as being owned and occupied by Thomas White, who also owned a number of field parcels within the study site (plots 670, 671 and 726). There is, therefore, a historic ownership link with the site. Additionally, as illustrated in Plate 18, the study site forms part of the rear skyline of Stocks Farm.

4.28 The parcel of land immediately east of this asset within the study site contributes to the significance of this potential non-designated heritage asset through an appreciation of the semi-rural context of the asset. Development within this area is considered to have the potential to harm the significance of these asset through an erosion of the aforementioned semi-rural context of this asset.

4.29 The current masterplan illustrates the retention of the area east of this asset as open space, with the closest development parcel located c. 75m east of this asset. An access road is proposed c. 50m north of the asset. The distance of the access road and proposed development parcels is welcome from a heritage perspective. Subject to the detailed design, the proposals will form a change within the wider setting of this potential non-designated heritage asset, but the level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening.



Plate 18 Group of buildings at Stocks Farm (© Google Earth March 2021)

5.0 Built Heritage Conclusions

5.1 The Site contains no designated or non-designated heritage assets. The following individual or groups of historic assets requiring assessment for potential harms have been identified: the Mortimers Farm group of Grade II listed buildings, Grade II listed Poplar, Pyle Hill and Willow Cottages (NHLE 1111951 and 1204086) on Winchester Road, Locally listed Tudor Cottage, Locally listed Little Dower House, the Non-Designated Heritage Assets set along Hall Lands Lane and the potential non-designated heritage assets at Stocks Farm.

5.2 In relation to the listed Mortimer Farm assets and the listed assets on Winchester Road, the draft proposals are not considered harmful to the setting and significance of these assets. The retention of open space north of Mortimer Farm and east of Poplar, Pyle Hill and Willow Cottages is welcomed and the introduction of access and landscaping to these areas is not considered harmful.

5.3 In relation to locally listed Tudor Cottage and Little Dower House, the proposals will result in the introduction of residential scale development within the wider setting of these assets. Subject to the detailed design, the proposals will form a change within the wider setting of these assets, but the level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening, careful consideration of building height, density and palette.

5.4 Hall Lands House and Hall Lands Farmhouse are Non-Designated Heritage Assets and will therefore require assessment for harm proportionate to their heritage significance. The establishment of a treeline boundary along the east side of Hall Lands Lane is recommended to reduce the visual perception of development from the assets.

5.5 Stocks Farm is considered a potential non-designated heritage asset and will also require assessment for harm proportionate to its heritage significance. The study site lies immediately adjacent to this asset and forms part of the setting of this asset. However, the draft masterplan does not propose the introduction of development adjacent to this asset, and it is anticipated that level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening.

5.6 In summary, the proposals are considered to be compliant with the NPPF and policy DM12 of the Eastleigh Borough Local Plan 2016-2036. A full assessment of the significance of these assets, and the potential harms caused by the proposed development, will be necessary to support a planning application. This technical advice note will not be sufficient to support an application and it is recommended that a full Heritage Statement is supplied. The final assessment should include the potential for previously unrecorded non-designated heritage assets within the wider vicinity of the development, which is beyond the scope of this current study.

6.0 Fair Oak Park

6.1 Fair Oak Park is recorded as House and Pleasure Gardens under the ownership and occupation of Sir Raymond Jarvis in the 1839 Bishopstoke Tithe Map (Plot 733, 735, 736, 737, 738, 740). Sir Samuel Raymond Jarvis in 1834, served as Sheriff of Hampshire in that year and 1835-6 (Wikipedia Fair Oak Park). The Hampshire Record Office records Sir Raymond Jarvis living at Fair Oak Park from 1836 and hold deeds for the Fair Oak Estate, including Fair Oak House and Mortimers Farm between 1846 to 1924 (HRO 67M87/7). It has not been possible to ascertain the date of construction, architect of the house or the landscape designer. The 1806 Ordnance Survey Drawing for Bishop's Waltham records two small structures north of Mortimer Lane. These do not seem to be in the correct location for Fair Oak House, however it is difficult to say definitively. Samuel Raymond Jarvis sold the 450-acre Fair Oak Park estate to James Edward Bradshaw by auction in 1845. In 1908 the estate was recorded in ownership of Mr George Pember, Justice of the Peace. The house was described as, 'commanding a fine view of the well-wooded park and grounds, which cover about 120 acres' (Page 1908, 308). The main house is shown on historic mapping until 1982, however, development is recorded within the western edge of the park from the 1960's. Between 2000 the majority of the original park has been developed for residential. Pembers Hill development of up to 250 houses, which occupies the north-eastern part of the original park, was granted planning permission in 2015 and is currently under construction (O/15/77190).

6.2 The Register/Inventory of Hampshire's gardens, parks and landscapes of historical interest was first created by Hampshire County Council (HCC0 in the 1980's). HCC published the Hampshire Register of Historic Parks and Gardens in 1984 and this was subsequently developed to appear on-line with contribution of additional research by Hampshire Gardens Trust. In 2012 Hampshire Gardens Trust took over the task of managing and updating the Register. Fair Oak Park is recorded as a 'Lost Historic site' by the Hampshire Garden Trust (HCC Site ID 1949). 'HCC Summary: 19th century site now partially developed for housing' (http://research.hgt.org.uk/loc/eastleigh-borough-council/). The designation is recorded as a Site of Importance for Nature Conservation (SINC) (http://research.hgt.org.uk/item/fair-oak-park/).

6.3 The Hampshire Garden Trust does not provide a map of the extent of the park, rather a pin for the parks location. Eastleigh Borough Council Heritage Background Paper (2014) provides a plan of the park which is based on the 1871 Ordnance Survey. This is illustrated in green on Figure 6. However, the 1839 Bishopstoke Tithe Map records plot 741 as a pasture field recorded as Home Close, a pasture field which formed part of Hall Lands farm rather than Fair Oak Park. This is supported by the 1897-98 and 1910-11 1:10,560 Ordnance Surveys which show this field as part of Hall Lands Farm rather than Fair Oak Park. Therefore, based on available evidence, only a small area of the original Fair Oak Park falls within the study site. This is highlighted with blue hashes on Figure 6. It is noted that Gore Copse, Allington Stream and pond, which are remnants of the former pleasure gardens, fall within the neighbouring Pembers Hill development and not within the study site. It is noted that from at least the 1960's the aforementioned section

of the 19th century Fair Oak Park has been subsumed into the agricultural field of 'Home Close', i.e. is does not currently survive as an extant landscape feature.

6.4 In conclusion, only a very small section of the study site formed part of the 19th century Fair Oaks Park, additionally this area does not contain any associated key landscape features of the park. More generally, the majority of the original historic landscape to the south-east of the study site has been eroded by modern development. On this basis it is not considered likely to be considered a non-designated on heritage grounds and is not considered a design or planning constraint on heritage grounds. This is supported by the fact that it is not recorded on the Hampshire Historic Environment Record, nor on the Hampshire Historic Landscape Characterisation study.

7.0 Archaeology

7.1 The following brief discussion on the archaeological potential of the site is based on Hampshire and Winchester HER data obtained in February 2023. The HER records located within 1km of the site are plotted on Figure 2 and 3.

7.2 The study site contains an HER entry relating to a (HHER 59789) which is described by the HER as a possible prehistoric enclosure, 'an elongated rectilinear enclosure of uncertain date is visible on aerial photographs'. It is located in the south-west parcel of the study site.

7.3 No intrusive investigation are recorded within the study site. The following intrusive investigations are located in close proximity to the study site:

- The development at Pembers Hill Farm was preceded by archaeological evaluation in at least 2 phases. These works were undertaken as a condition of planning rather than pre-determination. The first phase of works comprised the excavation of 69 trenches (Taylor 2019), followed by a further 11 in Phase 2 (Manisse 2019). Both phases of evaluation revealed no archaeological features or finds and no further work was recommended (Manisse 2019, 5).
- Archaeological field evaluation is also recorded at land at the corner of Knowles and Mortimer's Lane (HHER 68643), c. 170m south of the study site. Several linears were identified which were identified as components of a late post-medieval field system.
- Two phases of archaeological evaluation have occurred at Crowdhill Green c. 600m west of the study site (HHER 69693 and 69694). These investigations revealed two Middle Bronze Age burials both made in inverted bucket urns and an associated feature classed as a cenotaph deposit made in an inverted globular urn; late Iron Age to Romano-British intercutting pits, ditches and discrete features.

7.4 Evidence of occupation within the wider study area includes an area of Palaeolithic potential (not illustrated) recorded c. 730m north of the study site. The earliest securely dated material culture, comprising a find spot of flint artefacts, date to the Mesolithic period, recovered c. 450m south of the study site. Several other records of flint artefacts are recorded across the study site.

7.5 Iron Age to Romano British occupation evidence has been recorded to the south and west of the study site. This primarily comprises cut features identified and dated during archaeological investigation (HHER 31014, 21662, 58309, 58311, 58312, 58313). These are located 500m + from the study site and do not directly relate to the archaeological potential of the study site.

7.6 The study site lies in close proximity to a number of significant medieval landscape features. This includes the medieval Marwell Park which lies immediately north of the north-east boundary of the study site and the medieval deer park of Stoke Park, located c. 580m to the north-west of the study site.

7.7 Marwell Park was established by the Bishop of Winchester, Henry de Blois, during the 12th century. An area of approximately 256 hectares around the Bishop's residence was emparked for the management of deer, while a number of fish ponds were also created at the same time. King John is recorded as having hunted at Marwell in 1208-9, and King Henry I in 1246-47. In 1332-33 the park was extended to around 324 hectares at a cost of thirty-seven pounds. Part of the park-pale at Marwell includes an earthwork boundary enclosing the medieval deer park which surrounded Marwell Manor. It was constructed as a bank and external ditch, the bank probably supporting a wooden fence and oak trees which would have been planted along its length. Such measures strengthened the earthwork, ensuring deer were kept in and predators out. The bank and ditch vary in their preservation, the bank standing to a maximum height of 1.5m and varying in width between 3m and 8m. A total of six individual section of the park pale are scheduled, of which three fall within the 1km study area, c. 800m north-west of the study site, c. 900m north of the study site and c. 900m north of the north-east corner of the study site (NHLE 1012309). The scheduled moated site at Marwell Manor (NHLE 1012196) c. 900m north of the study site forms part of this medieval landscape. The monument includes a rectangular moated site with internal fishpond at Marwell Manor. The site was a major rural manor of the Bishops of Winchester from the mid-10th century to the late 16th century. Eleven Acre Pond (WHER MWC7522), c. 830m north-west of the study site, is one of a complex of fishponds associated with the Bishop of Winchester's deer park at Marwell. The fishponds are extremely well documented and are amongst the best-preserved fishpond earthworks in Hampshire. Eleven Acre Pond seems to have been laid dry by 1615 and has been managed as pasture since then.

7.8 A high-level review of aerial imagery and LiDAR has been undertaken as part of this assessment. The location of the possible prehistoric enclosure in the south-west parcel of the study site (HHER 59789) has been assessed. A roughly north-south and east-west depression were noted on lidar which corresponds to cropmarks visible on satellite imagery. The morphology of the feature appears natural in character rather than archaeological. Ridge and furrow was also noted in this area. Several possible archaeological features were noted in the lidar data which may require further assessment: a c. 20m circular anomaly (Figure 7 'A'), a complex of possible c. 5m wide circular features (Figure 7 'B'); several circular features; a linear ditch parallel to the historic boundary which may form a historic landscape feature (Figure 7 'C'); a c. 20m circular depression in the north-east of the study site (Figure 7 'D'); several relic ditched

field boundaries which may form part of the medieval landscape (Figure 7 'E'). In the western part of the site, LiDAR records a linear anomaly which is not recorded on historic mapping or on historic satellite imagery. It is noted that the southern terminus of the feature corresponds to a well recorded on 19th century mapping. A possible interpretation is that this was a former soakaway and the linear feature is drainage. There are several fields within the west of the site where linear earthworks are noted that are likely to represent plough activity. An area of wider and more prenounced linear anomlaies is recorded, which may represent slightly earlier historic ridge and furrow (Figure 7 'G'). a roughly east west bank is noted towards the centre of the site, with a large sub-circular depression at the western end. This is likely to be of geological rather than archaeological interest, subject to the result of more detailed assessment (Figure 7 'H').

7.9 In conclusion, the possible enclosure recorded within the study site is not, based on current evidence considered to be convincingly archaeological or a design constraint. Based on proximity to know occupation sites and a high level appraisal of lidar and satellite imagery there is potential for previous unrecorded prehistoric – Romano-British remains within the study site. There is also potential for buried and extant medieval landscape features. It is noted that the draft masterplan retains the historic field layout. As such, based on available evidence there are no design or planning constraints in relation to archaeology. It is considered likely that Hampshire County Council would require geophysical survey and an Archaeological Desk-Based Assessment to support a future planning application. It is recommended that the DBA includes an assessment of historic landscape, in addition to lidar and aerial photography.

7.10 In relation to designated archaeological assets, the scheduled park pale at Marwell (NHLE 1012309) and the scheduled moated site at Marwell Manor (NHLE 1012196). Based on the results of the site visit there is no intervisibility between the study site and these scheduled assets. Marwell Park forms part of the setting of these assets and abuts the north-east corner of the study site (Figure 2). As such, the north-east part of the study site lies immediately adjacent to the edge of the park and forms part of the wider rural setting of the park. Careful consideration of this north-east part of the study site is recommended.

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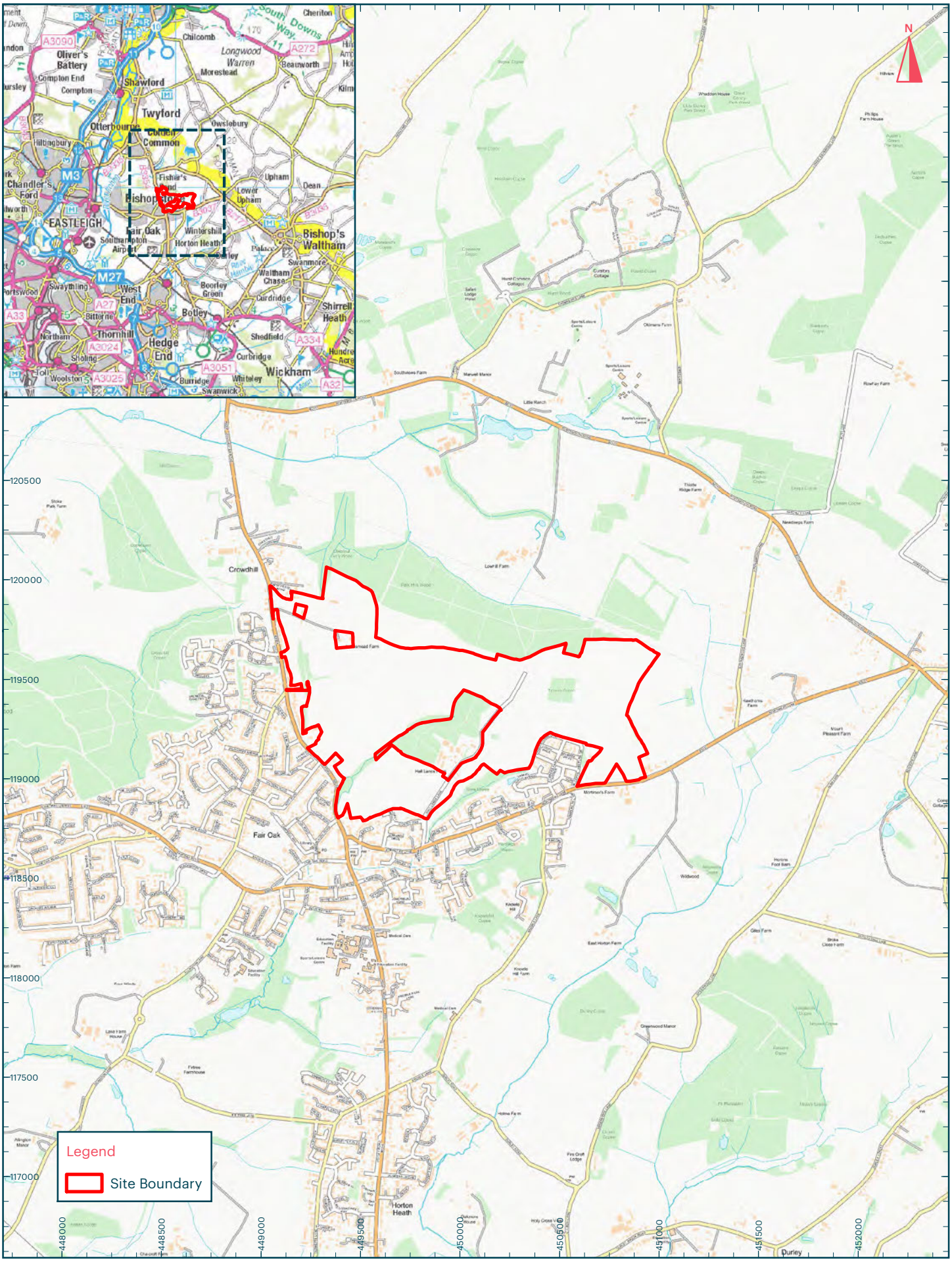
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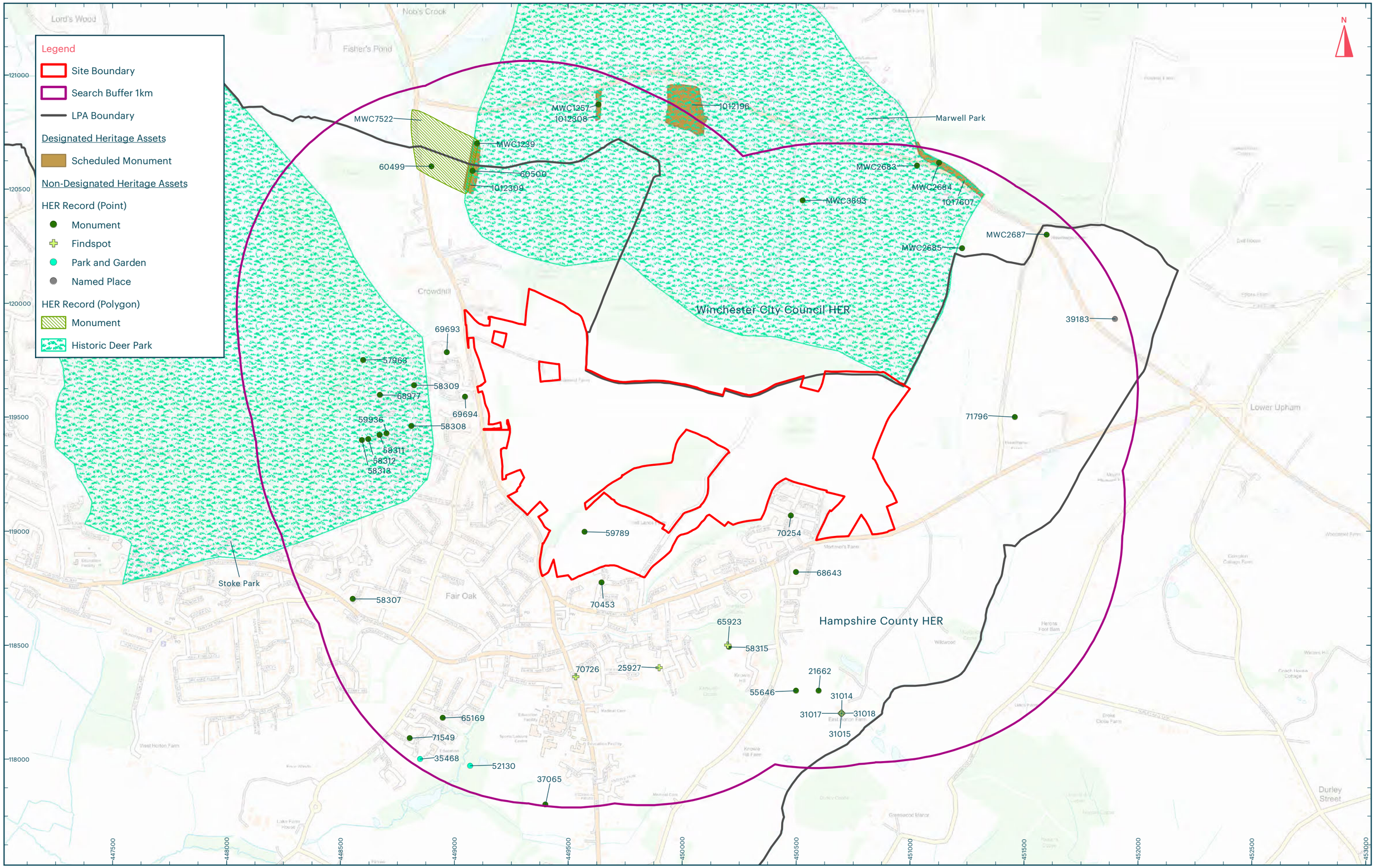


Title:
Figure 1: Site Location
Address:
Fair Oak, Eastleigh, Hampshire

Scale at A4: 1:25,000
0 800m

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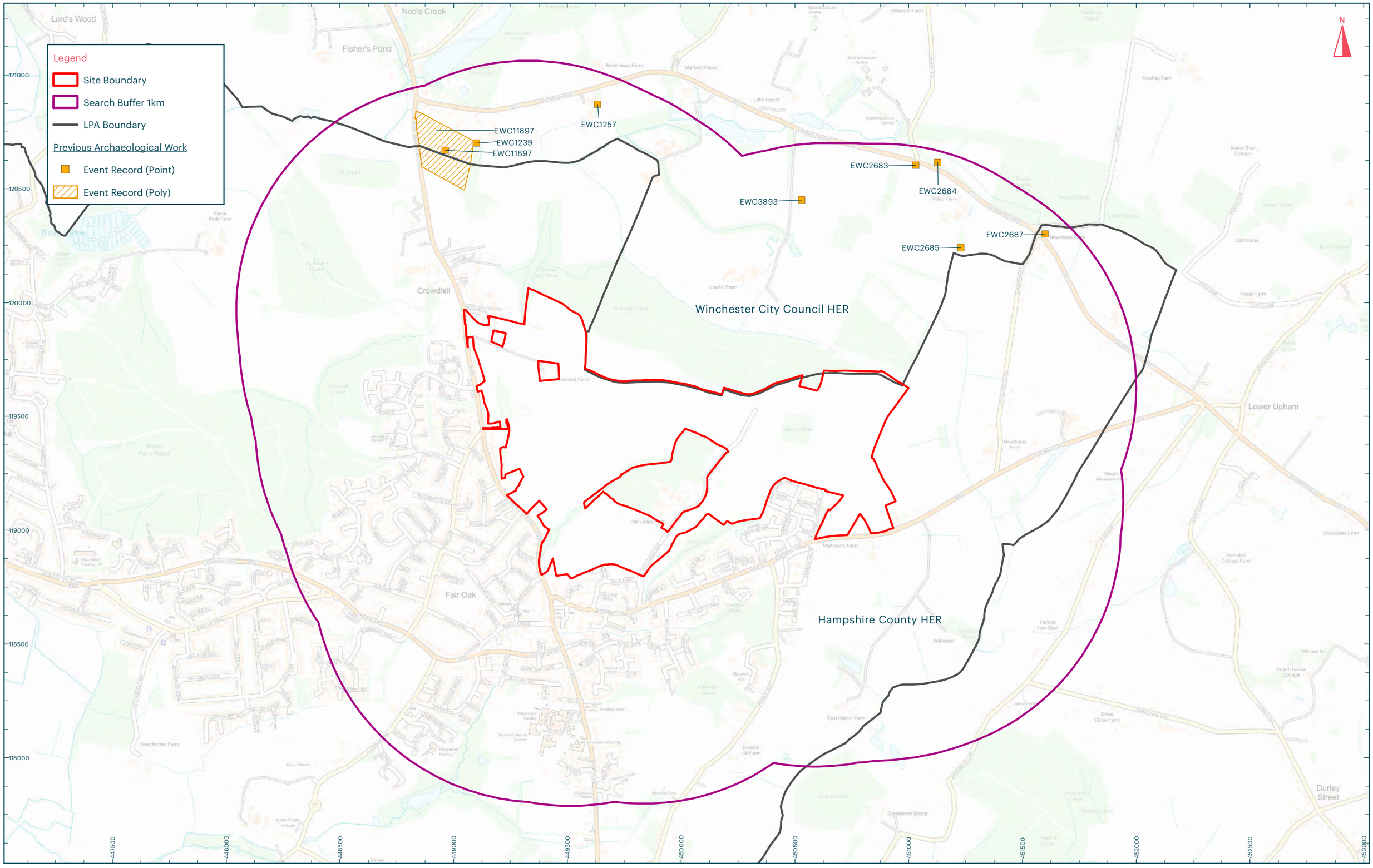
Title:
Figure 2: HER Monuments
Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:15,000

0 500m

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Title:
Figure 3: HER Events
Address:
Fair Oak, Eastleigh, Hampshire

Hampshire HER does not have separate Event records.

Scale at A3: 1:15,000

0 500m

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Legend

- Site Boundary
- Search Buffer 1km
- LPA Boundary

Designated Heritage Assets

Listed Building

- Grade II

Non-Designated Heritage Assets

HER Record (Point)

- Historic Building
- Locally Listed Building

1322703
1302822
53873
Winchester City Council HER
1281382
Tudor Cottage
1204086
1111951
42380
42377
42378
42381
42382
42383
42379
Little Dower House
41797
1281407
1204077
1111950
50626
Hampshire County HER
1111946
1204057
41794
1322702

Lord's Wood
Nob's Crook
Fisher's Pond
Crowdhill
Lower Upham
Fair Oak
Durley Street

121000
120500
120000
119500
119000
118500
118000

447500
448000
448500
449000
449500
450000
450500
451000
451500
452000
452500
453000

N

Title:
Figure 4: Location of Built Heritage Assets
Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:15,000

0 500m

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Title:
Figure 5: Google Earth Image
Address:
Fair Oak, Eastleigh, Hampshire

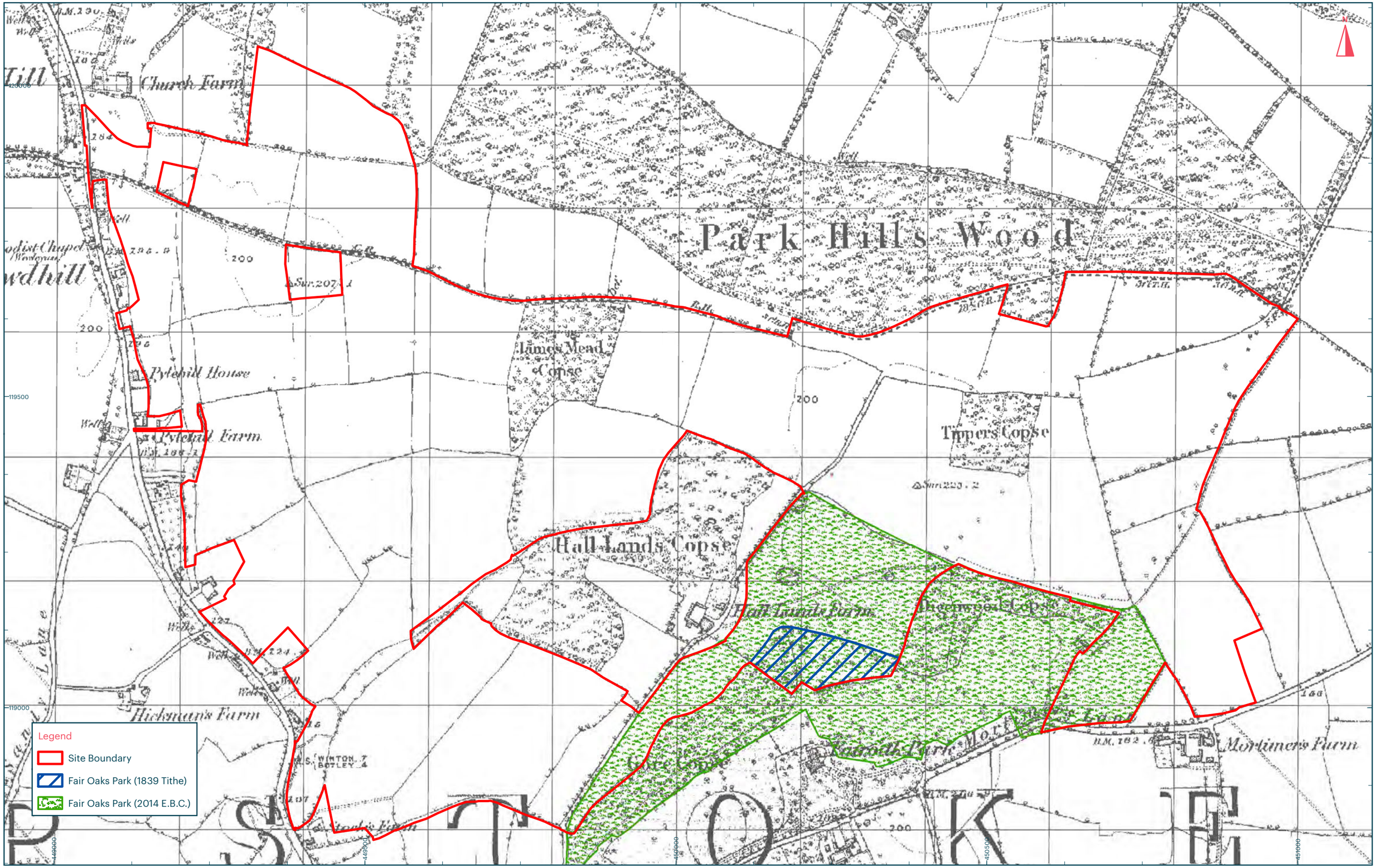
Scale at A3: 1:5,500
0 200m

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C:\Users\LukeWayman\Orion Heritage Ltd\Graphics - General\Project Graphics\PN Graphics\PN3701-3800\PN3764 - Fair Oak, Eastleigh, Hampshire\GIS\Figure 6.mxd

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Title: Figure 6: 1871 1:10,560 Ordnance Survey with study site, Fair Oaks Park (as defined in Eastleigh Borough Council Heritage Background Paper, 2014) illustrated in green. Area of Fair Oaks Park within study site according to 1839 Tithe hashed in blue

Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:5,500

0 200m

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Title:
Figure 7: Merged DTM 2020 Lidar Data (8 bit)

Address:
Fair Oak, Eastleigh, Hampshire

Source: Environment Agency

Data Type: Digital Terrain Model

Resolution: 1.0m

Scale at A3: 1:5,500

0 200m

orion.

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APPENDIX 7. HILSON MORAN TECHNICAL NOTE

Hilson Moran
part of the Tyréns Group

Technical Note

North East of Fair Oak

Croudace Homes & Highwood Strategic Land

30 July 2025

35356-HML-XX-XX-RP-Z-000001

Issue P03



Project Name:	North East of Fair Oak
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Document History:

Issue	Date	Details
P01	23/1/2025	FIRST DRAFT
P02	27/1/2025	FINAL
P03	30/7/2025	UPDATE FOR EIA SCREENING

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1. Introduction

Hilson Moran have been instructed by Croudace Homes and Highwood Strategic Land (the 'Client') to produce a Technical Note for the proposals at 'Land North East of Fair Oak' (the 'Site'), located within Eastleigh Borough, Hampshire. The note is required to support an Environmental Impact Assessment (EIA) screening request for a residential-led, mixed-use development at the Site.

The Technical Note presents baseline findings for the Site in relation to Noise & Vibration, Air Quality, Contaminated Land, Minerals, Flood Risk & Drainage, Nutrient Neutrality and Sustainability. It also provides a proposed scope and methodology for assessment for the technical disciplines considered likely to be scoped into an EIA.

The screening request follows the identification of the Site as forming the substantive part of 'Strategic Development Option (SDO) A: North East of Fair Oak' outlined within the Eastleigh Borough Council (EBC) Local Plan Review 'Issues and Options' consultation. SDO A is divided into four parcels (A1, A2, A3 and A4) and the Site includes A1, A2 and the portion of A3 north of Mortimers Lane.

1.1. Background

EBC are undertaking a review of their current Local Plan adopted in 2022. This is because the Local Plan has a shortfall of homes against the requirement to 2036 and the Government's National Planning Policy and legislation has been updated.

The 'Issues and Options' consultation was the first stage of full public consultation on the Local Plan Review and ran from 4th December 2024 to 29th January 2025. It included an initial assessment of the key issues and options for the scale and location of development and for policy approaches.

EBC's consultation document[1] identified four potential SDOs for new communities across the Borough. This includes SDO A 'North East of Fair Oak', of which the Site relates to A1, A2 and the parcel of A3 north of Mortimers Lane only. A1 can be developed by itself, or with A2 (A1 + A2), or with A2 and A3 (A1 + A2 + A3). The document identifies a potential development capacity across parcels A1, A2, and A3 of 3,400 homes, along with other mixed uses, facilities and new infrastructure.

A Screening Opinion Request is currently being made to determine whether the proposals at the Site should be subject to an EIA.

[1] Eastleigh Borough Council (2024). *Issues and Options Consultation Document.*

2. Noise & Vibration

Hilson Moran are conducting a Noise Assessment to evaluate the potential impacts on the local noise environment and determine the Site's suitability with respect to the environmental noise and vibration sources. As part of this assessment, a baseline noise survey will be undertaken to quantify environmental noise metrics, such as L_{Aeq}, L_{A90}, L_{A10}, and L_{AFmax} across the development area and surrounding regions.

The Noise Assessment will analyse the noise impacts on both proposed and existing land uses within and around the Site, adhering with industry standards, local regulations, and may consider relevant off-site ecological receptors, subject to consultation with EBC.

The primary objective of this Technical Note is to provide an initial overview of potential noise and vibration impacts associated with the Site, outline possible mitigation measures, and identify potential acoustic-related benefits of the scheme. Additionally, noise risks for the Site will be compared to those of the other three SDOs.

This high-level assessment utilises publicly available data, including the Department for Environment, Food & Rural Affairs (DEFRA) Strategic Road and Rail Noise Mapping, the Transport Promotion Report prepared for the North East Fair Oak site and the latest Southampton Airport noise contour information. These resources provide an initial indication of noise levels in the local area, and therefore this note is intended solely for preliminary site appraisal and should not be used for detailed plot design.

2.1. Key Considerations

2.1.1. Noise Impact on New Development

The primary noise impact risks for the Site stem from transport-related sources, including road, rail, and air traffic. Although neighbouring industrial and commercial premises exist, they are expected to have a less significant and more localised impact. The key potential noise sources and associated risks for the Site are summarised below:

- **Local Road Networks:** The Site is surrounding by road networks, which are likely to be the dominant environmental noise sources in the area (see **Figure 2-1,** highlighted in blue). This will be confirmed during baseline surveys.
- **Southampton Airport:** Located southwest of the Site, the airport presents potential noise impacts from overhead aircraft movements (see **Figure 2-1**, highlighted in orange).

- **Railway Network:** To the south and west of the Site, there is an active railway network used by both passenger and freight trains (see **Figure 2-1**, highlighted in yellow).
- **On-Site Commercial Activity:** Within the Site boundary, there is a parcel of land not included in the development that contains a small commercial vehicle repair and bodywork garage (see **Figure 2-1**, highlighted in pink).

Each of these noise sources has the potential to negatively impact the Site and therefore are considered in this Technical Note. The necessity and extent of mitigation will be evaluated as part of the Noise Assessment process undertaken for planning purposes. Mitigation strategies considered at this stage are detailed in **Section 2.2** of this Technical Note.

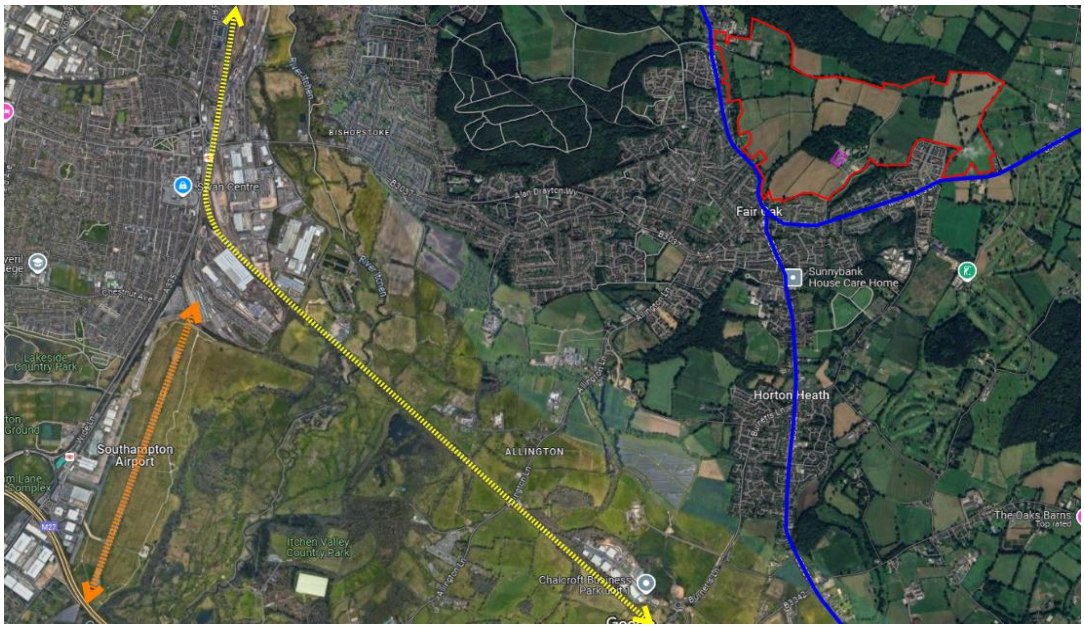


Figure 2-1: Review of road (blue), rail (yellow), air (orange) and commercial (pink) noise sources in relation to the Site.

To evaluate road noise risks, an initial review of the DEFRA Round 4 Strategic Noise Mapping has been conducted. The analysis indicates that most of the Site is expected to experience noise levels below 40 dB during both daytime ($L_{Aeq,16hr}$) and night-time ($L_{Aeq,8hr}$). However, in small sections - typically within 10 meters of the major local roads, such as Winchester Road and Mortimers Lane - noise levels may exceed 55 dB (see **Appendix A**). These indicative results suggest that road noise risks with generally be low to negligible across the Site when assessed using the Stage 1 methodology of ProPG[2]. Consequently, road noise is not anticipated to pose significant constraints on residential development. Further detailed noise modelling will be undertaken as part of the planning assessments, informing the

[2] ProPG (2017). *Professional Practice Guidance on Planning and Noise: New Residential Development.* Association of Noise Consultants (ANC), Institute of Acoustics (IOA), and Chartered Institute of Environmental Health (CIEH).

masterplan layout, orientation of buildings, and any necessary noise mitigation measures for the Site.

The nearest railway line is located more than 2 km south-west of the Site. At this distance, rail noise and vibration are expected to be immeasurable and insignificant. This conclusion is supported by the DEFRA Strategic Rail Noise Mapping presented in **Appendix B**. As such, a detailed rail noise and vibration assessment is not warranted in support of the Site.

A review of Southampton Airport's 2023 noise contour maps (see **Appendix C**) shows that the Site lies well outside the 51 dB $L_{Aeq,16hr}$ daytime (07:00-23:00) contour. Consequently, aircraft noise impacts are anticipated to be negligible. Additionally, under its Noise Action Plan, Southampton Airport has restricted scheduled night-time flights, except for emergencies or delays due to adverse weather. Therefore, night-time aircraft noise impacts are also expected to be negligible. As part of the baseline monitoring exercise, overhead daytime aircraft noise will be surveyed to provide a more comprehensive evaluation of potential aircraft noise impacts.

This preliminary assessment indicates that road, rail, and aircraft noise risks are likely to be insignificant for the Site. Further detailed analysis will be conducted to refine these findings and inform mitigation strategies where necessary.

2.1.2. Noise Impact on Existing Premises and Land Uses

In addition to assessing the noise impacts on the Site, it is important to consider how the proposed development may affect existing noise-sensitive receptors in the local area. A desktop review of the Site and surrounding areas has identified several key receptors in the immediately adjacent areas, as illustrated in purple in **Figure 2-2**. These receptors will be considered in future detailed noise assessments, alongside nearby potentially sensitive ecological receptors. The final list of receptors for consideration will be determined through consultation with EBC.

Furthermore, in areas where existing commercial properties are present, the Agent of Change principle applies. This principle requires that steps are taken to prevent proposed development from imposing undue burdens or restrictions on existing businesses due to noise impacts, helping to mitigate potential conflicts and maintain the operational viability of existing commercial activities.



Figure 2-2: Site location plan identifying the Site boundary (red) and existing surrounding noise sensitive areas (purple).

To evaluate the noise impacts on the existing noise environment resulting from the development, changes in road traffic noise will be calculated and mapped using the detailed methodology outlined in the Calculation of Road Traffic Noise (CRTN) memorandum. These calculations will be based on traffic data provided by the appointed transport consultant. The significance of predicted changes will be assessed with reference to the Design Manual for Roads and Bridges (DMRB), Volume 11, Section 3, LA 11, Revision 1, along with other relevant standards.

To provide an indicative assessment, the Transport Promotion Report[3] outlines cumulative daily trip generation estimates of the proposed SDO A sub areas. Using these estimates, the magnitude of impact has been predicted in conjunction with Department for Transport (DfT) road traffic statistics on Winchester Road and Mortimer Lane. The DfT statistics have been used until baseline year estimates have been established by the transport consultant at a later stage. The results of the assessment are presented in **Table 2-1**.

Table 2-1: Indicative Road traffic noise impact of future residential development.

Sub Area	Residential Daily Trip Generation	Location [2]	Estimated Level Change (dB) [1]	Significance of long-term Impacts
A1	6,827	Winchester Road	1.6	Negligible

[3] Paul Basham Associates Ltd (2024). *Transport Promotion Report – Land East of Winchester Road, Fair Oak.*

		Mortimer Lane	0.7	Negligible
A1 + A2	11,833	Winchester Road	2.5	Negligible
		Mortimer Lane	1.1	Negligible
A1 + A2 + A3	15,473	Winchester Road	3.0	Minor Adverse
		Mortimer Lane	1.4	Negligible

Notes: [1] Assumes that HGV % and road traffic speed remain similar. [2] Trip generation estimates spit 88% and 12% for Winchester Road and Mortimer Road, respectively, based on the Transport Promotion Report.

As outlined in the table above, the cumulative impacts due to the increase in traffic flows is expected to range from 'Negligible' to 'Minor Adverse'. The DMRB guidance[4] states that a 3dB $L_{A10,\ 18hr}$ change is considered is the smallest change considered perceptible in the long-term. Based on this, impacts are likely to be imperceptible on Mortimer Lane and of perceptible but minor on Winchester Road. It is anticipated that the introduction of the proposed bypass road has the potential to reduce local road traffic volumes for Winchester Road, thereby mitigating the noise impact. However, additional vehicular movements through the Site will also be generated and require detailed analysis.

A full detailed transport noise impact assessment will be undertaken to fully assess the impacts of future development road traffic impacts.

2.1.3. Construction Noise

Potential noise and vibration impacts associated with the construction phase will be evaluated in accordance with the methodologies and criteria specified in BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014 as part of the planning submissions. As with most sites, some degree of noise impact during construction is expected. These impacts are likely to be reduced through the implementation of a Construction Environmental Management Plan (CEMP) and careful planning of construction traffic routes and construction methods. Vibration impacts are considered to pose less risk due to the distances between the site and existing receptors; however, a formal assessment will be carried out at a later stage.

Additionally, typical noise emissions from the commercial premises within the Site boundary will be evaluated. The baseline noise survey will include strategic measurements of operational noise from these premises. This assessment will be conducted in accordance with BS 4142:2014+A1:2019 to quantify potential impacts on the Site. The findings will inform the masterplan design to reduce noise impacts and the likelihood of conflicts between nearby land uses. At this

[4] Design Manual for Roads and Bridges (DMRB), Volume 11, Section 3, LA 11, Revision 1

stage, it is anticipated that noise impacts from the commercial premises will be highly localised to adjacent areas within the Site and restricted to daytime hours.

2.2. Mitigation Measures

The Site benefits from natural acoustic screening provided by variations in landform, particularly from the north, which may help mitigate noise levels from the surrounding transport network.

While the masterplan is still under development, the low to negligible noise risks identified from the existing environmental noise sources in this Technical Note allow for the consideration of the following mitigation measures during the design development:

- Maximising separation between noise sources and sensitive uses, such as residential and educational areas, where practicable.
- Implementing proprietary or natural noise barriers to provide additional screening.
- Utilising non-sensitive uses, such as commercial buildings, as buffer zones or acoustic screens.
- Designing building layouts to enable self-screening of sensitive uses.
- Optimising façade construction and ventilation system to reduce external noise ingress.

To mitigate potential noise and vibration impacts on the existing local environment caused by the development, the following measures will be considered where assessments deem them necessary:

- Development of a Construction Environmental Management Plan (CEMP), typically controlled through a suitable planning condition, which adheres to Best Practice Measures (BPM) to manage construction noise and vibration impacts.
- Strategically routing proposed major roads and site access points to minimise noise impacts on nearby noise-sensitive premises and ecological receptors.
- Setting appropriate noise limits and specifying noise control measures for new building services, although the development is not expected to require significant plant installations.
- Employing non-sensitive building uses to provide acoustic screening for sensitive off-site receptors, where possible.

These measures are expected to help reduce both on-site and off-site noise impacts.

2.3. Scheme Benefits in Relation to Acoustics

There are several positive acoustic factors and potential benefits associated with the Site, which are outlined below:

- The majority of the Site is expected to experience low to negligible noise levels from surrounding transport sources. This creates an opportunity to design residential and educational properties that promote health living and can incorporate low-energy ventilation and cooling technologies.
- The low noise climate also allows for the creation of tranquil outdoor spaces, enhancing the quality of life and providing recreational areas for the local community.
- The scale and mixed-use nature of the development support the potential for good acoustic design. Through careful masterplan design, including strategic decisions on building location, orientation, and layout, it is expected that noise impacts can be mitigated effectively, reducing reliance on direct mitigation measures, such as façade sound reduction properties.
- Acoustic impacts on and within the Site are primarily related to noise rather than vibration. The absence of significant sources of groundborne vibration nearby simplifies design requirements and supports the viability of the scheme, as controlling vibration is typically more complex and costly.
- Furthermore, the introduction of bypass roads, walking and cycling paths, mobility hubs, and incentives for bus usage and electric vehicles is expected to reduce road traffic noise levels in the local area.

2.4. Comparison of Noise Risk to Other SDOs

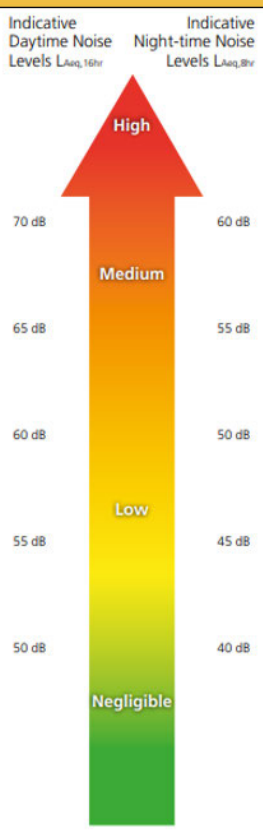
It is beyond the scope of this Technical Note to provide an in-depth review of all proposed SDOs. However, a high-level review of the noise risks has been undertaken using the strategic noise maps and ProPG as presented in **Table 2-2**, overleaf.

As shown in **Table 2-2**, SDO A is estimated to have the lowest noise risk from road traffic noise sources, with the risk estimated to be ‘Low’ to ‘Negligible’ with the other SDO locations ranging from ‘Low’ to ‘High’, depending on location. The location with the highest noise risk from road sources is SDO C1 which borders the M27 motorway.

Rail noise was estimated as ‘Negligible’ at all SDO A sub areas, which is due to the distance to the nearest railway lines. This is in contrast to the other SDO sites, where the rail noise risk was estimated as ‘Low’ to ‘Medium’ dependant on location. This is due to the other SDO sites being located in close proximity to the railway line, therefore benefiting from less noise attenuation due to distance.

All SDOs are located outside of Southampton Airport’s provided noise contours and therefore below 51 dB $L_{Aeq,16\ hour}$ in the daytime (07:00 – 23:00). However, all SDOs are susceptible to aircraft flying overhead given their proximity to the airport, with SDO B and C potentially susceptible to airport operations given their proximity.

Table 2-2: High-Level Assessment of Noise Risks.

SDO Ref		Indicative Worst-Case Noise Risk by Source				Other Noise Source Considerations		ProPG Initial Noise Risk Assessment
		Road		Rail		Air	Commercial / Industrial	
		Day	Night	Day	Night			
SDO A	A1					Yes	Yes	
	A2					Yes	Yes	
	A3					Yes	No	
	A4					Yes	No	
SDO B	B1a					Yes	Yes	
	B1b					Yes	Yes	
	B2					Yes	Yes	
SDO C	C1					Yes	No	
	C2					Yes	No	
	C3					Yes	No	
SDO D	D1					Yes	Yes	
	D2					Yes	Yes	

2.5. Summary

Based on the information reviewed in this desktop assessment, the noise risks to the Site are generally considered low. Consequently, when assessing noise in isolation, the Site offers a significant opportunity to support healthy and sustainable development, contingent upon appropriate masterplan design and subsequent detailed assessments.

As with most developments of this scale, there is some potential for noise impacts on the surrounding areas during both the construction (temporary) and operational (permanent) phases. These impacts will be thoroughly evaluated in more detailed assessments, and mitigation measures will be implemented to avoid or reduce noise impacts on existing land uses. The planned alterations to the local road network, along with incentives for low-noise travel methods also present an opportunity for the development to deliver local noise reductions.

In comparison to other identified SDOs in the area, the Site is considered to have the lowest risk factors to noise.

3. Air Quality

Hilson Moran are currently preparing an Air Quality Assessment for the Site to determine the potential impacts on air quality concentrations (Nitrogen Dioxide (NO_2) and Particulate Matter (PM_{10} and $PM_{2.5}$)). The assessment will be undertaken to consider the potential air quality impacts on existing and proposed sensitive receptors including human and ecological receptors (Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites) and will include consultation with the local authority, a desk-based research exercise, detailed dispersion modelling and engagement with the wider project team.

3.1. Key Considerations

The key issues regarding air quality that will need to be considered relate to the construction and operational phases of the Proposed Development, as follows:

- Dust and particulate matter (PM_{10} and $PM_{2.5}$) generation during the construction phase.
- Emissions of nitrogen oxides (NO_x), PM_{10} and $PM_{2.5}$ from construction vehicles using the local road network during the construction phase.
- Emissions of NO_x, PM_{10} and $PM_{2.5}$ from traffic using the local road network during the operation of the Proposed Development.

Given the nature of the proposals, there would be a substantial uplift in the number of vehicles along the local road network due to the operation of the Site. A number of these vehicles have the potential to travel through the existing AQMA and thus there is potential for significant impacts during its operation, without the implementation of mitigation or transport-related design measures. However, with mitigation incorporated into the design and with the transition towards electric vehicles, alongside local planning policy driving improvements in local air quality, potential impacts could be mitigated. To consider the potential impacts at existing and proposed receptors (human and ecological), and on the existing AQMA, a detailed road traffic assessment using ADMS Urban will be undertaken. The outcomes of this assessment will be considered, and mitigation proposed where appropriate.

3.2. Air Quality Baseline

EBC declared its four Air Quality Management Areas (AQMA) due to exceedances of the AQS objective for the annual mean NO_2 (40µg/m^3). Over recent years, two of these AQMA's have been extended due to continual exceedances of NO_2, although PM_{10} and $PM_{2.5}$ are also of concern (albeit exceedances have not been recorded).

EBC operates Air Quality monitoring within the district as part of obligations to the Environment Act 1995, which includes three continuous monitoring stations and passive diffusion tube monitoring at 54 locations.

The Latest monitoring report[5] published in 2024 identified that generally across the district, air quality has been improving year on year. During 2023, a reduction in concentration of NO_2 was measured at all monitoring locations and no exceedances of objective levels were recorded. Results from 2023 continue a falling trend in pollution, which had been identified at most locations within the existing AQMA's. The trend was noticed when 3 and 5-year averages were compared. It can be assumed that the main contributing factor would be the level of traffic and its diurnal spread between pre- and post-pandemic years, but also upgrades in the local fleet following various Council incentives regarding air quality, transportation and climate are a contributing factor.

The information available in the latest monitoring report confirms that there we no exceedances of the annual mean PM_{10} and $PM_{2.5}$ objectives (40µg/m^3 and 20µg/m^3, respectively) in the past 5 years.

3.3. Assessment of Effects

The scope of the Air Quality Assessment will be determined in the following way:

- Consultation with the Environmental Health Officer (EHO) at EBC;
- Review of EBC's latest review and assessment reports and the air quality data for the area surround the site, including EBC and Defra;
- Desk study to confirm the locations of nearby existing receptors that may be sensitive to changes in local air quality, and a review of the illustrative layout for the Proposed Development to establish the location of new sensitive receptors; and,
- Review of the traffic data provided by the Transport Consultants, which will be used for dispersion modelling in ADMS-Roads. The modelling scenarios will be determined on the outcome of the consultation with the Transport Consultant. Potential modelling scenarios are listed below, with assessment years to be confirmed at a later stage:
    - 2024 Baseline & Model Verification (based on available monitoring along road network provided);
    - Interim Baseline;
    - Interim Baseline + Construction Traffic;
    - Future Baseline + Cumulative Developments; and
    - Future Baseline + Cumulative Developments + Proposed Development.

[5] Eastleigh Borough Council (2024). *LAQM Annual Status Report 2023.*

3.3.1. Construction Phase

Assessment of the risk of impact associated with the construction phase of the Proposed Development and the determination of subsequent mitigation measures necessary will be undertaken following the IAQM guidance and professional judgement.

The scope of the assessment includes consideration of the potential impacts on local air quality resulting from:

- The generation of dust and particulate matter by on-site activities during the construction phase (demolition, earthworks, construction and trackout activities).
- The number of Heavy-Duty Vehicles (HDV) movements during construction. Where the number of HDVs exceeds the EPUK/IAQM screening criteria (>25 AADT within/adjacent to an AQMA and/or >100 AADT elsewhere) detailed dispersion modelling will be considered, if increases are below this criterion these impacts will be scoped out of the assessment.
- Increases in pollutant concentrations as a result of exhaust emissions arising from construction traffic and NRMM.
- NRMM emissions, as stated within IAQM guidance, are unlikely to significantly impact on local air quality and in most cases do not need to be quantitively assessed. Thus, significant impacts from NRMM can be discounted. However, consideration for NRMM will be made as part of the recommended mitigation measures.
- Dispersion modelling of construction traffic using ADMS-Roads, which will identify sensitive receptor locations in accordance with the IAQM criteria.
- Mitigation measures will be recommended based on the level of risk of dust related impacts identified for each construction phase activity as defined in the IAQM guidelines.

3.3.2. Operational Phase

- Once the Proposed Development is operational, increases of pollutant concentrations as a result of exhaust emissions arising from development-generated traffic will be assessed. In accordance with IAQM Guidance, where the additional number of Light Duty Vehicles (LDV) and/or HDV flows increase by more than 100 LDV and/or 25 HDV detailed dispersion modelling will take place to determine the impacts at sensitive receptor locations. If increases in development-generated traffic are below the screening criteria, these impacts will be scoped out of the assessment.
- Based on previous project experience, it is anticipated that the provision of heating and hot water will be via an-all electric approach. However, there is potential that onsite combustion plant including, gas-fired boilers or diesel

generators, could be utilised. If this is the case, the potential impact on local air quality as a result of the operation of this plant will be predicted using ADMS-5 dispersion modelling.

3.3.3. Cumulative Assessment

Cumulative developments within the local area will be considered in a cumulative effects assessment in combination with the predicted impacts from the Proposed Development.

3.4. Mitigation Measures

The following have been identified as potential measures for mitigation for the construction and operational phases of the Proposed Development:

Construction Phase

The following measures have been identified:

- Production of a Construction Environmental Management Plan (CEMP) and associated Dust Management/Monitoring Plan (DMP);
- Production of a Construction Traffic and Logistics Plan to ensure construction traffic does not travel through the existing AQMA; and,
- Provision of mitigation measures outlined in the Institute of Air Quality Management: Guidance on the Assessment of Dust from Demolition and Construction (v2.2, 2024).

Operational Phase

The following measures have been identified:

- Local living (reduced need to travel) as a result of co-locating mixed land uses i.e., community facilities, shops, schools, employment and open/leisure space.
- Provision of good walking and cycling connections at the Site and between the site and neighbouring developments.
- Provision of high-quality secure cycle parking and storage which is more accessible than car parking both at home and at destinations within the development. Ease of use will be a priority.
- Bus incentives: introduction of new bus infrastructure and network improvements e.g., bus priority, higher frequencies, as well as financial incentives i.e., discounted season tickets, to encourage an uptake on bus use.
- Mobility Hubs: to provide mobility options, including range of cycles and eBikes, eCar Club vehicles, cycle repair, changing facilities, information point, lockers/collection points to help the community to travel by non-car modes.
- Travel Planning: implementation of a Travel Plan for each land use to raise awareness of health and environmental benefits of non-car alternatives.
- Informed Traveller Package: Mobility as a Service to help the community make better choices upon occupation of the Site.

- Electric Vehicles (EVs): incentives to encourage purchase of EVs by residents of the Site could be introduced at the development. Additionally, it is proposed that associated infrastructure i.e., EV charging points and car clubs could be delivered.
- Wider highway capacity Improvements maybe considered to improve local traffic flows and reduce congestion.

This Technical Note should be read in conjunction with the Transport Promotion Report[6] prepared for the Site, particularly Table 3 which provides a breakdown of the facilities in the local area and the walking and cycling distances from the Site, and also information about the active travel connections and public transport.

3.5. Comparison to Other SDOs

This Site and other SDOs will all result in similar key issues and considerations. All SDOs are likely to generate large volumes of additional road traffic which has the potential to impact congestion and air quality concentrations within the existing AQMA's. However, it is expected that all SDOs would undertake a broadly similar detailed modelling assessment to identify impacts and propose mitigation (similar to those identified in this technical note) where necessary to minimise impacts on sensitive receptors (both human and ecological) that may prevail.

3.6. Conclusions

This Technical Note includes an initial review of the existing baseline air quality conditions in the vicinity of the Site and presents some considerations to understand the potential impacts on NO_2, PM_{10} and $PM_{2.5}$ concentrations at sensitive receptors, including the existing the AQMAs, as a result of the Site's operation.

Based on current monitoring data, local air quality in the vicinity of the Site is compliant with the relevant AQS objectives for NO_2, PM_{10} and $PM_{2.5}$, and there has been an evidenced downward trend when data has been compared for the past 3 and 5 years.

Whilst it is expected that the operation of the Site will lead to an increase in road traffic, with the application of a range of operational mitigation measures incorporated into the design and with the transition towards electric vehicles, alongside local planning policy driving improvements in local air quality, potential impacts could be mitigated. Furthermore, a detailed road traffic assessment will be undertaken for the Proposed Development to consider the impact at both human and ecological receptors using ADMS Urban. Overall, it is envisaged that air quality impacts associated with the Site can be minimised.

[6] Paul Basham Associates Ltd (2024). *Transport Promotion Report – Land East of Winchester Road, Fair Oak.*

4. Contaminated Land

Hilson Moran are preparing a Phase 1 Contaminated Land Assessment for the Site to determine the likely ground conditions and assess the potential for significant soil or groundwater contamination and the potential for elevated ground gases (both at and in the immediate vicinity of the Site), and the expected implications with regards to the current Proposed Development scenario (predominantly residential and mixed end-use). The assessment includes desk-based research, a site visit, review of previous reports (where relevant) and regulatory enquiries.

4.1. Phase 1 Assessment Summary

4.1.1. Site History

The Site has been greenfield since the earliest available historical map of 1868, when the Site comprised undeveloped fields likely in agricultural use, with James Mead Copse in the north-west and Tippers Copse in the east. A watercourse was depicted in the south-west of the Site, a lane (labelled as 'Hall Lands Lane' from 1968) crossed the middle of the Site and a track ran along the northern site boundary (all still present). Potential on-site sources of contamination identified throughout mapped history are limited to the agricultural use of the Site (including crop growing and livestock keeping), several small buildings which have been demolished, several small ponds which may have been infilled, current buildings constructed pre-2000 and equestrian uses.

The Site surrounds predominantly comprised farmland and woodland from 1868, with Fair Oak village located immediately south-west, until the 1930s, when urban expansion occurred in Fair Oak. Potential contamination sources identified in the immediate surrounds (< 500 m) have included uses typical of a semi-rural area, such as several farms, a Salvation Army Barracks, smithies, sand pits, unspecified quarries / pits, refuse tip, piggery, works, depots, electricity substations, garage, tank, warehouses and a petrol station, with a brick works in the wider surrounds (> 750 m). These surrounding uses are not considered to pose significant contamination risk to the Site.

4.1.2. Site Walkover

A site visit was undertaken on 20th November 2024 by an Environmental Consultant from Hilson Moran to assess the potential for contamination at the Site from current and recent activities.

The Site predominantly comprises of farmland split into arable fields, with associated perimeter hedgerows and trees. The majority of the fields were covered in grass (i.e. not crops) at the time of the visit, and some were used for horse grazing. Livestock troughs and hay / silage bales were observed throughout

the Site. No crops were being grown at the time of the site visit; however, evidence of recent cropping was observed in some fields. An area of woodland (Tippers Copse) is located in the north-east of the Site. Several public footpaths are located along the field boundaries. A long bridleway surfaced with gravel is located in the north of the Site, accessed via Winchester Road to the west.

Several buildings are located within the Site boundary. This includes a horse-riding school in the south, which is accessed via Hall Lands Lane. Additional buildings are located in the north-west of the Site, including a horse-riding school, stable block, plant nursery comprising a large greenhouse and storage shed and two commercial buildings occupied by a caravan dealer.

Potential on-site sources of contamination identified during the site visit were limited point sources, including an electricity substation operated by SSE plc along Hall Lands Lane, overhead power lines, a rusted metal structure resembling a potential above ground storage tank (AST) or generator, agricultural machinery (some of which appeared rusted / disused), an area of waste storage (scrap metal, general rubbish and timber), stockpiles of soil mixed with construction-type material (unknown origin) and manure, and evidence of small-scale incineration. No significant bulk storage of chemicals or other hazardous materials, or operational above / below ground tanks, were observed. No oil-water interceptors were identified during the visit.

No asbestos survey reports for the on-site buildings were reviewed as part of the site visit. As such, the presence of asbestos containing materials (ACMs) cannot be ruled out. Given that several small buildings have been present across the Site throughout mapped history (including several current buildings), it is considered possible that ACMs were used during construction and may also be present in Made Ground soils following demolition of historical buildings.

The Site is located in a semi-rural area, with Fair Oak village located immediately to the south-west. The site is bounded by woodland (Park Hills and Chestnut Gully Woods) and grassed fields to the north, Vicarage Farm Business Park to the north-west (including various commercial uses), residential properties fronting onto Winchester Road to the west and Mortimers Lane to the south, and grassed fields currently used for horse-grazing to the east. No significant potential sources of contamination were identified in the surrounding area during the site visit.

4.1.3. Environmental Setting, Sensitivity & Vulnerability

According to British Geological Survey (BGS) mapping, the majority of the Site is directly underlain by bedrock comprising the London Clay Formation (clay, silt and sand), with the Whitecliff Sand Member (sand) overlying the London Clay in the south / south-west, and the Durley Sand Member (sand) overlying the London

Clay in the central south. The Reading Formation and Upper Chalk are present at depth. No superficial deposits are present across the Site.

The Site is considered to be situated in an area of ***low to moderate*** sensitivity with respect to groundwater resources, given that the majority of the Site is underlain by Unproductive Strata (London Clay), with Secondary A Aquifers located in the south of the Site (Whitecliff and Durley Sand Members). There are four licensed groundwater abstractions within a 2 km; one of which is for potable use (1.49 km east). The Environment Agency (EA) does not classify a groundwater body as being present at the Site under the Water Framework Directive (WFD). The vulnerability of the groundwater receptor is considered to be ***high*** as the majority of the Site comprises fields, with limited hardstanding / building cover.

The sensitivity of the hydrological receptor is considered as ***moderate,*** as an inland river is located in the south-west of the Site. The nearest classified watercourse is the Horton Heath Stream 330 m south-east. The EA classifies the stream as being of 'Good' ecological quality and 'Fail' chemical quality under the WFD. There are seven surface water abstractions within a 2 km radius, none of which are for sensitive use. The Site is considered to be in an area of ***moderate*** vulnerability with respect to surface water resources as a small river (< 5 m wide) runs across the Site.

There are no statutory designated ecologically sensitive areas within 2 km of the Site. However, Park Hills Wood, Hall Lands Copse and Tippers Copse are environmentally designated as ancient and semi-natural woodland, with Park Hill's Wood also designated as ancient, replanted woodland. The Site is not located within a green belt and there are no green belts recorded within 2 km. The Site is located within a nitrate vulnerable zone (NVZ). There are no nitrate sensitive areas within 2 km.

4.1.4. Radon

According to the environmental database, the Site does not lie in a "Radon Affected Area" as defined by Public Health England. The Site is recorded as being located in an area where less than 1 % of residential properties are projected to contain radon above the residential action threshold.

According to BRE Report BR211 (2015) Radon: Protective Measures for New Buildings, radon protection measures are not required under building regulations for new on-site buildings.

4.1.5. Unexploded Ordnance

A Pre-Desk Study Assessment for unexploded ordnance (UXO) was obtained for the Site from Zetica UXO, which identified some potentially significant World War Two (WWII) bombing in close proximity to the Site. To address the potential UXO

hazard, the next stage would be for a Detailed Desk Study & Risk Assessment to be ordered to further assess, and potentially zone, the UXO hazard level on the Site, and provide risk mitigation options to address the hazards (if required).

4.1.6. Contamination Potential

While standard agricultural practices pose a limited contamination risk (i.e. use of pesticides, nutrient pollution), the current and historical use of the Site and immediate surrounds indicates that there is a low potential for significant or widespread soil and groundwater contamination to be present (limited to several small potential point sources). Risks from overhead cables should be considered during the construction phase but are not considered to pose a significant contamination risk to the Proposed Development.

4.1.7. Mitigation Measures

Following the desk study produced for the Site, a ground investigation will be required to confirm ground conditions, further assess whether significant contamination is present and inform geotechnical design. If significant contamination is identified during the ground investigation, then remediation may be required to ensure the Site is suitable for the proposed end-use. if remediation is required, then this would be undertaken prior to construction and verified accordingly to close out the relevant Contaminated Land Planning Condition.

A Detailed UXO Desk Study is recommended to assess, and potentially zone, the UXO hazard level. This is a Health & Safety requirement and should be undertaken prior to breaking ground for the ground investigation.

A Construction Environnemental Management Plan (CEMP) is recommended to manage risks during the construction phase.

A Materials Management Plan (MMP) may be required if material is planned to be reused, however may not be necessary given that the majority of the Site is greenfield land.

4.2. Comparison to Other SDOs

The Site (which forms part of SDO A) has historically comprised predominantly greenfield land. In contrast, the other three SDOs identified by EBC currently encompass a number of commercial uses, as follows:

- SDO B - vehicle repair workshops, trucking company, cleaning service, wood supplier, electrician, steel fabricator, roofing service and furniture maker.
- SDO C – vehicle repair workshop, arborist service and disused hardstanding.
- SDO D – several vehicle repair workshops, vehicle dealer and caravan storage.

4.3. Conclusions

Based on the information reviewed as part of this assessment (including the current and former uses of the Site), it is concluded that there is a low potential for significant or widespread gross soil and groundwater contamination at the Site, and no significant ground gas or radon issues are anticipated.

The Site is considered to be a suitable for the Proposed Development, comprising a new, mixed-use community in Fair Oak, and is a favourable option for allocation in EBC's Local Plan Review with regards to contaminated land. Standard mitigation measures are recommended and will be required as part of planning process, as detailed in **Section 4.1.7**.

5. Minerals

Hilson Moran are preparing a Mineral Assessment for the Site to determine the potential impact of the Proposed Development upon the mineral resources within the area. The assessment comprises desk-based research, including a review of the Hampshire Mineral and Waste Plan to obtain relevant information on mineral resources for the Site.

5.1. Preliminary Mineral Assessment

5.1.1. Hampshire Minerals and Waste Plan (2013)

The Hampshire Minerals and Waste Plan (HMWP), adopted in October 2013, provides the policy for decision making on minerals and waste matters in the county. Although the plan was prepared and adopted prior to the current version of the National Planning Policy Framework (NPPF), the policies accord with the current national requirements.

Policy 15 of the HMWP specifically relates to the safeguarding of mineral resources and states the following:

"Hampshire's sand and gravel (sharp sand and gravel and soft sand), silica sand and brick-making clay resources are safeguarded against needless sterilisation by non-minerals development, unless 'prior extraction' takes place.

Safeguarded mineral resources are defined by a Mineral Safeguarding Area illustrated on the Policies Map.

Development without the prior extraction of mineral resources in the Mineral Safeguarding Area may be permitted if:

a) It can be demonstrated that the sterilisation of mineral resources will not occur; or
b) It would be inappropriate to extract mineral resources at that location, with regards to other policies in the Plan; or
c) The development would not pose a serious hindrance to mineral development in the vicinity; or
d) *The merits of the development outweigh the safeguarding of the mineral."*

5.1.2. Environmental Setting

According to BGS mapping, the majority of the Site is directly underlain by bedrock comprising the London Clay Formation (clay, silt and sand), with the Whitecliff Sand Member (sand) overlying the London Clay in the south / south-west, and the Durley Sand Member (sand) overlying the London Clay in the central south. The Reading Formation and Upper Chalk are present at depth. No superficial deposits are present across the Site.

There is one publicly available BGS borehole log record located in the north-east of the Site (ref. SU51NW6). This was drilled in 1980 and records the London Clay Formation to a depth of 7.38 m below ground level (bgl), where drilling was terminated.

The London Clay formation was described as follows:

- Yellowish brown clay from the surface, passing downwards into olive-grey-brown sandy and silty clay.
- Fragments of greyish brown cemented mudstone were recorded at 2.39 m bgl.
- Medium, grey, very sandy clay with shell fragments including gastropods, becoming firm at 3.53 m bgl.
- Grey clay and sand at 4.58 m to 4.78 m bgl, becoming uniform medium grey, very sandy clay at a sharp junction. Uniform to 6.18 m bgl.
- Grey to olive grey fine sandy/silty clay to 7.38 m bgl.

The nearest off-site publicly available BGS borehole log (ref: SU51NW39) is located 180 m north-west of the Site within Park Hills Wood. This was drilled in 2019 to a maximum depth of 111 m bgl and records the geology as:

- Topsoil to a depth of 1 m bgl; underlain by,
- Grey clay to a depth of 40 m bgl; underlain by,
- Marbled clay (red, grey, green and purple) to a depth of 58 m bgl; underlain by
- Thanet Sands to a depth of 67 m bgl; underlain by,
- Chalk and flint to a depth of 111 m bgl where drilling was terminated.

5.1.3. Mineral Assessment

The majority of SDO A has been allocated as a Mineral Safeguarding Area (MSA) for soft sands, as illustrated on the Policies Map (**Figure 5-1**) and in **Appendix D**.

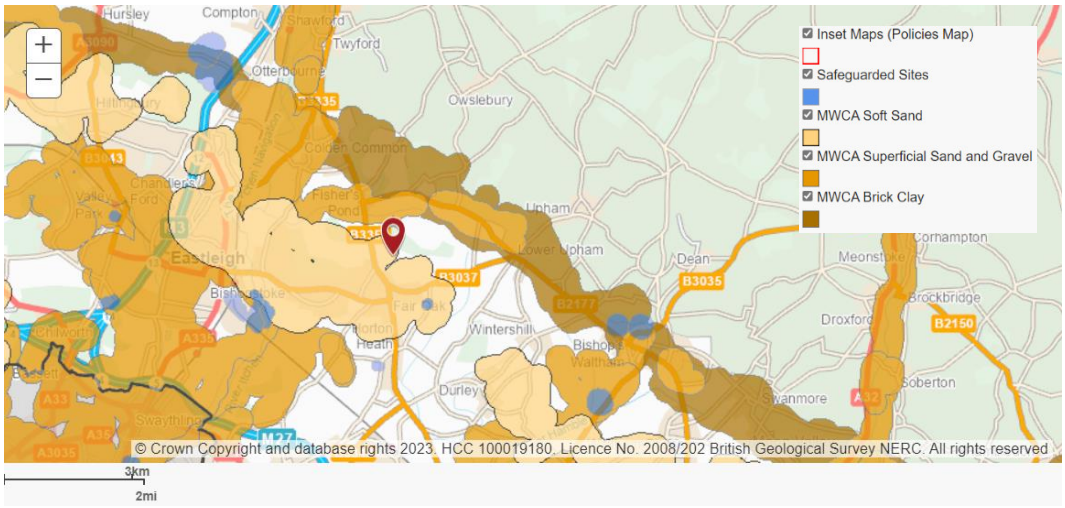


Figure 5-1: Minerals Policy Map (Source: British Geological Survey Mineral Resources Data).

Despite the fact that the majority of SDO A lies within a MSA for soft sands, most of the Site is directly underlain by the London Clay Formation. The London Clay Formation comprises poorly laminated, blue or greyish brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It is also noted to include fine sand layers and pockets of sand throughout the sequence. This interbedded nature of the London Clay Formation is considered likely to limit the viability of the mineral resources, as it would not be considered economically viable to extract the sand pockets / layers within the stratum.

The Whitecliff Sand Member and the Durley Sand Member are noted to overly the London Clay in the south / south-west and central south of the Site, respectively. These deposits are likely to be more economically viable to extract if required by the local authority; however, it is considered that these could be extracted during the enabling works phase of the Proposed Development, such as through excavation of footing / trenches for buildings, roads, landscaping and utility infrastructure associated with the development.

5.1.4. Proposed Mitigation

Further investigation of the nature and extent of potential on-site mineral resources is required in the form of an intrusive ground investigation.

If suitable materials are identified on-site, then their use can be secured by an appropriately worded planning condition, or outlined in a Construction Management Plan (CMP).

The recovered mineral could then be re-used on-site, which could limit the amount of material removed from the Site. It could also limit inbound materials for construction uses associated with reduced costs, and the potential to export material off-site to a local mineral operator for further treatment.

5.2. Comparison to Other SDOs

Similarly to SDO A, the majority of SDO B lies within a MSA; however, the majority of both SDO C and SDO D lie outside a MSA. SDO B is designated as a MSA for both soft sands (north) and superficial sand and gravel (south).

It is considered that mineral extraction would be more viable at SDO B than SDO A due to its close proximity to existing infrastructure such as the railway, rail depot and aggregate recycling site, as illustrated within **Appendix D**. This would increase the economic viability of mineral extraction from SDO B in comparison to SDO A, as further infrastructure would need to be constructed at SDO A to facilitate the extraction of minerals (if present).

Furthermore, it is considered that SDO B is likely to have a larger reserve of potentially extractable minerals due to the presence of the underlying superficial

Alluvium deposits (sand, silt, clay), which are mapped across a significant portion of the site.

5.3. Conclusions

In summary, although the majority of SDO A is shown to lie within a MSA, most of the Site is directly underlain by the London Clay Formation and it is not considered economically or technically viable to extract soft sand deposits.

Furthermore, where potentially viable minerals such as the Whitecliff and Durley Sand Members are present, it is considered unlikely that the resources will be significant enough to justify the development of infrastructure to make the resource commercially viable. This will be confirmed by a ground investigation.

Overall, the development of SDO A would not cause the sterilisation of viable mineral reserves across most of the Site and it will not pose any hinderance to mineral development in the vicinity. Therefore, the North East Fair Oak site is considered deliverable to the local authority in relation to minerals.

6. Flood Risk & Drainage

6.1. Key Considerations

The Site is located within the South East River Basin District, and drains in different directions towards different Management Catchments. The western part of the Site drains towards the Test and Itchen Management Catchment, whereas the eastern part of the Site drains towards the East Hampshire Management Catchment. Runoff from the Site drains into small watercourses which ultimately drain into the River Itchen and the River Hamble.

The Site is situated within the Environment Agency's Flood Zone 1, and therefore is at low risk of flooding from rivers and the sea. The Environment Agency's long term flood risk map shows that there are several surface water flow paths throughout the Site, however these are attributed to watercourses and the majority of the Site is not at surface water flood risk. This can be seen in **Figure 6-1.** The Site is at low risk of flooding and betterment will be provided as part of the scheme; therefore, it is considered suitable for residential development.

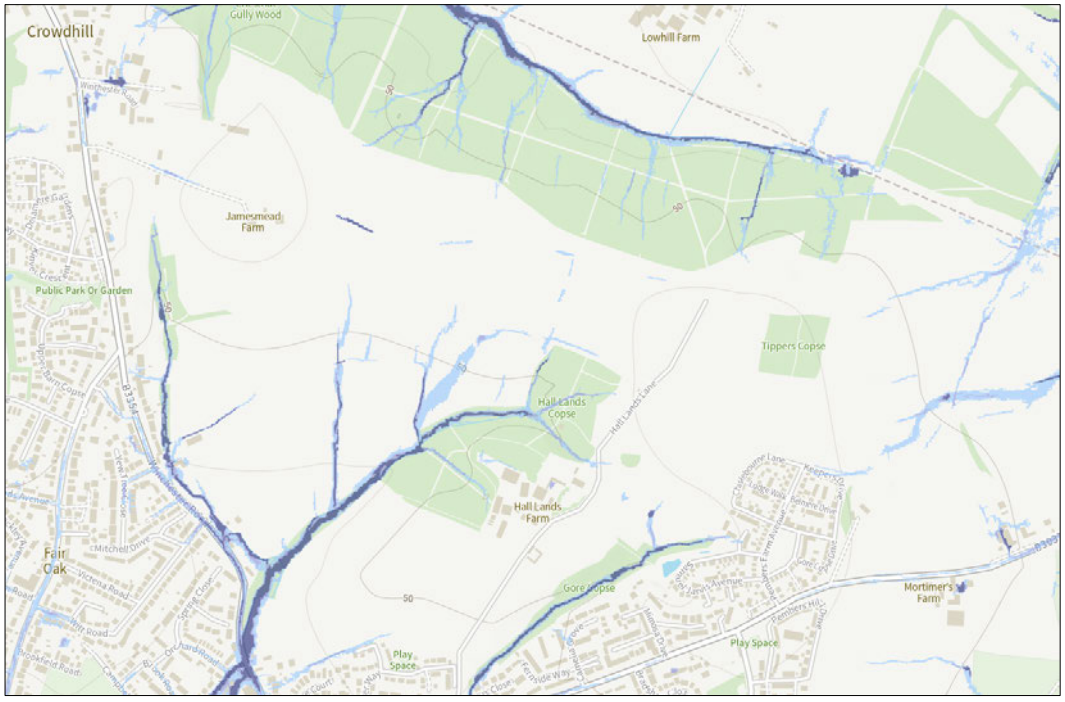


Figure 6-1: Surface water flood risk at the North East Fair Oak Site.

The village of Fair Oak, which is downstream of the Site, has several areas at risk of flooding from both rivers and surface water. Areas adjacent to the Fair Oak Streams are situated in Flood Zone 2 and 3, and these areas are also at high risk of surface water flooding. The site is approximately 110 ha in size and the runoff

generated here flows downstream towards Fair Oak village, contributing to flood risk.

The Site is currently a predominantly greenfield site, and the Proposed Development will result in an increase in impermeable surfaces on-site. Mitigation will be provided by the scheme to ensure that the Proposed Development reduces surface water runoff rates and volumes compared to current conditions, thereby reducing flood risk within Fair Oak.

6.2. Scheme Positives

The National Planning Policy Framework (NPPF) aims to steer new development to areas with the lowest risk of flooding (all forms of flooding), through the Sequential Test process. The proposed Site is at low risk of flooding, and therefore is sequentially preferable for development compared to alternative sites at medium or high flood risk.

The Hampshire Lead Local Flood Authority (LLFA) surface water checklist guidance requires that proposed runoff rates do not exceed the existing runoff rates for the 1 in 1, 30 and 100 year return periods. Policy DM6 within the Eastleigh Local Plan requires that discharge rates are reduced as far as possible, and that on greenfield sites these should at least mirror greenfield rates before development. Furthermore, the Eastleigh Hydrological Sensitivity Study Conceptual Surface Water Drainage Strategy recommends that if monitored field data is not available, then discharge rates should be reduced to the pre-development QBAR flow rate.

To provide betterment and futureproof the scheme against climate change, the proposals will include the attenuation of surface water runoff rates from the Site, to maintain discharge rates at the pre-development (greenfield) QBAR rate throughout the lifetime of the scheme, taking into account the impact of climate change. This will be achieved by incorporating sustainable drainage systems (SuDS) into the design, further future proofing Fair Oak.

6.3. Proposed Mitigation

6.3.1. Drainage Catchments

The topography of the Site falls in multiple directions, and therefore drains towards multiple small watercourses. The majority of the Site drains southwards towards the Fair Oak streams; however the north-western part of the Site drains in a northward direction towards Bow Lake, and the eastern part of the Site drains in an eastward direction towards the Horton Heath Stream. The Site was therefore split into multiple drainage catchments which reflect the natural topography of the site. These catchments identify an area of land from which surface water runoff all drains towards the same location. The drainage catchments can be viewed in **Appendix E.**

6.3.2. Greenfield Runoff Rates

The peak greenfield runoff rates for a range of return periods for each of the catchments was then estimated using the IH124 methodology, included within HR Wallingford's Greenfield Runoff Rate Estimation Tool. The method requires input of the standard average annual rainfall (SAAR) for the Site (800 - 802 mm). The SuDS Manual and Wallingford Procedure Technical Report were used to determine values for soil index (SOIL) and 'urban catchment wetness index' (UCWI) for the Site, which are 0.47 and 135 respectively.

In addition, Flood Estimation Handbook (FEH) data was used to facilitate the determination of the surface water runoff from the developed Site for a range of return periods. The FEH Web service generates the design rainfall depth for a range of specified return periods and storm durations.

Greenfield runoff rates were calculated for each catchment using the methodology described above, which are shown in **Table 6-1.** The QBAR greenfield runoff rate is 5.6 l/s/ha, and the 100 year greenfield runoff rate is 18 l/s/ha. In order to limit post-development runoff rates to greenfield levels, attenuation storage will be required on the Site. The calculated required attenuation QBAR storage for each catchment is provided in **Table 6-1.**

Table 6-1: Greenfield runoff rates and required attenuation storage per catchment.

Catchment	QBAR rate (l/s)	1 in 100 year rate (l/s)	Required QBAR storage (m^3)
WS1	13.09	41.73	907
WS2	20.25	64.56	1403
WS3	155.98	497.15	10808
WS4	14.28	45.53	990
WS5	32.45	103.44	2241
WS6	19.80	63.10	1367
WS7	30.18	96.19	2084
WS8	5.48	17.45	378
Total	**292**	**929**	**20178**

6.3.3. Stormwater Management using SuDS

As shown in **Table 6-1**, by maintaining runoff rates at QBAR during the 1 in 100-year event, proposed runoff rates will be reduced by up to 68.6 %, which will reduce flood risk to Fair Oak village.

It is proposed that the scheme provides a green-blue network which is integrated into the Site. To help achieve this, attenuation storage has been provided in SuDS basins, which are located across the Site. An allowance was made for the basins to be 500 mm deep on average across the Site, and will have side slopes of 1:3.

Proposed basin locations were inputted onto emerging development plans, based on available space, existing trees, proposed highways and local topography. They were located a minimum of 3 m away from trees, hedges and highways. A basin was placed at the downstream end of each catchment, with some larger catchments requiring additional basins placed throughout the catchment. Long, linear shaped basins were positioned parallel to the contours on the Site, to ensure effective use of the basin and minimisation of side-slope heights. It was ensured that the number and size of the basins in each catchment were large enough to provide the attenuation requirements for that catchment. The proposed basin locations are shown on the illustrative masterplan in **Appendix F.**

In order to demonstrate deliverability of the scheme, it is currently proposed that the entire Site is positively drained with the basins discharging to the network of watercourses and drainage ditches on-site, with these watercourses eventually flowing into the Fair Oak Streams, Bow Lake and Horton Heath Stream. BRE365 infiltration testing will be explored to determine the feasibility of discharging runoff to ground. If feasible, this will reduce the amount of runoff discharging to the watercourse network, as well as the amount of attenuation storage required on-site.

6.3.4. Water Quality

SuDS treatment trains will be provided in each catchment to ensure that there is nutrient removal from the runoff leaving the Site. The treatment trains will be formed of multiple forms of SuDS which remove different urban runoff pollutants (*e.g.* permeable paving, swales and basins).

6.4. Comparison to Other SDOs

As described above, the NPPF aims to steer new development to areas with the lowest risk of flooding (all forms of flooding), through the Sequential Test process. The proposed Site is located wholly within Flood Zone 1, whereas the other three SDOs are partially located within Flood Zones 2 and 3 (medium and high risk of river and sea flooding). Furthermore, the majority of the proposed Site is not at risk of surface water flooding. The North East Fair Oak site is a sequentially preferable site for development and is compliant with the aims of the NPPF. It will provide benefits in terms of improving flood risk to existing communities, and therefore is deliverable and suitable for development.

The site forms part of SDO A, which is divided into four sub areas (A1, A2, A3 and A4). It should be noted that the site includes A1, A2 and the parcel of A3 north of Mortimers Lane. A1 can be developed by itself, or with A2, or with A2 and A3. It should be noted that the greater development area, the greater the potential to improve the flood risk to the existing communities in Fair Oak.

6.5. Conclusions

This section outlines the flood risk and drainage principles which are proposed for the Site. The Site itself is at low risk of flooding, however the runoff generated by the Site contributes to flood risk within the downstream village of Fair Oak. As such, it is important that the development provides a betterment over the current scenario to help alleviate flooding downstream. Runoff rates from the Site will be limited to the greenfield QBAR rate for all storms up to and including the 1 in 100-year event. This will be achieved by attenuating runoff in SuDS attenuation basins. Other types of SuDS (*e.g.* permeable paving and swales) will be provided on the Site as part of a treatment train, which will result in an improvement in water quality. The proposed SuDS features will form a green-blue network which will be integrated throughout the Site and provide stormwater control, water quality, amenity and biodiversity benefits.

7. Nutrient Neutrality

7.1. Key Considerations

7.1.1. Site Location

Nutrient neutrality (NN) is a means of ensuring that the Proposed Development does not add to existing nutrient burdens within river catchments, so there is no net increase in nutrients which could impact specific protected sites as a result of nutrient pollution in the Solent.

The Site is located to the north-east of Fair Oak village, within an area draining to the Solent. In addition, the Site is located on the watershed boundaries between 2 river catchments: the Itchen and the Hamble, with the majority of the Site draining to the former.

The discharge into the Solent requires Nitrogen (N) neutrality to be demonstrated, while the Itchen has a requirement for both N and Phosphorous (P) neutrality to be demonstrated. This is to prevent eutrophication in the Solent European protected sites and the Itchen Special Area of Conservation (SAC). Algal blooms prevent sunlight from entering sensitive habitats, cause significant oxygen deficits when they die off impacting aquatic organisms, and can blanket foraging areas for overwintering wildfowl and other wildlife.

Potential sources of nutrients (N & P) associated with the Proposed Development will comprise sewage discharges (first passing through the most appropriate Wastewater Treatment Works (WwTW)) and nutrients associated with urban runoff.

The Site lies within the catchment of Chickenhall Eastleigh WwTW, which is located on the western bank of the River Itchen approximately 2.7 km south-west of the Site. As such, the current working assumption is that the Proposed Development will discharge sewage here, however alternative options are being considered as the scheme progresses.

Chickenhall Eastleigh WwTW currently serves a population equivalent of 100,830, discharges to the River Itchen and has a consented discharge of 32,000 m^3 per day during dry weather. Surprisingly, considering the nutrient sensitivity of the receiving River Itchen SAC and downstream Solent European protected areas, the WwTW does not currently have a regulated discharge limit relating to N. Consequently, for the sake of nutrient budget calculations (and following advice from Natural England), the concentration of N in the effluent discharged into the Itchen from the WwTW is taken to be 25 mg of Total Nitrogen (TN) per litre. In addition, the WwTW only has a modest permitted P limit of 0.6 mg Total Phosphorous (TP) per litre.

Chickenhall Eastleigh WwTW will benefit from the proposed upgrades and enhanced removal of TN and TP scheduled to take place through the Levelling Up and Regeneration Bill (LURB) in 2030. Consequently, the N & P limits for Chickenhall Eastleigh WwTW will be set at 8 mg TN/l and 0.25 mg TP/l. As such, this upgrade will reduce the amount of nutrients liberated into the River Itchen from the Proposed Development. If the Site is allocated, it is understood that the Developer will target the development so that the majority of dwellings become operational post-2030 to maximise the benefits of the new, more stringent N & P discharge limits.

7.1.2. Baseline Nutrient Neutrality Calculations

Preliminary N & P NN calculations have been conducted for the Site, based on the most recent update of the Natural England River Itchen SAC: NN Calculator (May 2024) and standard assessment methodology, which creates an initial baseline loading from current land use and also calculates nutrient loadings from post-development treated sewage and surface water runoff.

With regard to current land use – the whole Site has been considered greenfield and subject to "General" agricultural practices (i.e. agricultural areas on which arable crops (including field scale vegetables) are farmed and account for more than two thirds of the total output per hectare of crops).

The key criteria for assessing the sewage impacts are:

- Number of new dwellings – assumed to be 1,500 for A1, 2,600 for A1+A2 and 3,400 for A1+A2+A3 based on the planning scenarios being tested as part of EBC's Local Plan Review (*these figures should not be taken as official delivery estimates for the development*).
- Future population based upon 2.4 people / property (this is a national average used by Natural England – where justifiable (*e.g.* where there is a high proportion of 1 and 2-bedroom flats). *This figure may be modified.*
- Amount of water consumed – a default value of 120 l/person/day is typically used (*i.e*. Building Regs 110 l/person/day + 10 l/day "buffer" stipulated by Natural England as a contingency). *As with occupancy, this figure can be modified if an alternate per capita consumption (PCC) can be justified.*
- Performance of the WwTW in terms of N & P removal.
- The amount of development pre- and post-2030 (*i.e*. the percentage benefitting from the LURB upgrades). *This figure is an estimate and will be modified.*
- Annual rainfall and sensitivity of the catchment to nutrient loss within surface water runoff.
- The percentage of the Site positively drained with runoff passing through SuDS features. In order for SuDS to contribute to nutrient removal, Natural England requires that they must form a "SuDS train" *i.e.* typically three different forms of SuDS with different nutrient removal qualities (e.g. permeable pavements,

swales and detention basins) and there must be standing water in at least one of these types of features to remove P (*e.g.* sediment forebays in detention basins) or the provision of retention ponds). In addition to nutrient removal, the sizing of the SuDS basins to discharge at the pre-development (greenfield) QBAR rate will reduce runoff from the development and ensure flood risk benefits to downstream areas in Fair Oak, which are known to currently suffer from flooding issues.

The nutrient budget estimates for the Site are presented in **Table 7-1** below, assuming the first occupation will be in 2028, with circa 200 homes delivered and occupied each year moving forward from that date. Consequently, it can be assumed that circa 400 homes will be occupied pre-2030 and the rest (majority) will be occupied post-2030 for all three sub-area scenarios. *It should be noted that these assumptions have been made for the purpose of this assessment and will be updated in line with the development programme.*

Table 7-1: Nutrient budget estimates for the Site based on EBC planning scenarios for SDO A.

SDO Sub Area Options	Potential Total Homes	TN (kg/yr)	TP (kg/yr)
A1	1,500	682.33	21.044
A1+A2	2,600	1413.24	57.644
A1+A2+A3	3,400	2028.89	82.594

As permitted by Natural England, it is intended to refine these figures by conducting a bespoke analysis of existing agricultural N & P inputs to the Site, through interviewing the farmers who currently manage the land and analysing historical records of fertiliser and manure applications and livestock keeping.

Nutrient mitigation for the Proposed Development (i.e. through a reduction in water usage and treatment of runoff, as discussed in the following section) will aim to reduce the nutrient budget estimates above.

It is intended that any shortfall in mitigation will be compensated using nutrient mitigation credits. Nutrient credits are a form of offsetting, with the impact of the Proposed Development mitigated by a reduction in N & P elsewhere in the catchment (but upstream of the discharge point of the effluent from the development). Potential credit options are detailed later in this Technical Note. Given the scale of the Proposed Development, it is considered inevitable that nutrient credits will have to be acquired.

7.2. Mitigation Measures

7.2.1. Nutrient Mitigation Strategies

There are several alternative nutrient mitigation strategies that could be explored as the Proposed Development design evolves, which are summarised as follows:

- Minimisation of water consumption through fixtures and fittings – potentially to a PCC of 95 l/day. At the nearby One Horton Heath (OHH) scheme (approximately 1 km south-west of the site), EBC has signed up to a water usage pilot scheme with Southern Water to help meet the local sustainable supply balance. As such, the partnership has recommended a voluntary target of 95 litres per person per day be set for each new housing development. Under the Water Industry Act 1991, a one-off charge is payable where properties are connected for the first time into the water supply or the public sewage system. For the term of the pilot scheme, if developers meet the 95 litres per person per day target for new homes, then Southern Water will give an infrastructure charge discount of 40% on the standard network connection charges, thereby giving a clear price signal for the developers to drive demand reduction. When using the Natural England NN calculator, 95 l/day PCC is input as 105 l/day, to include the 10 l/day Natural England buffer. The impact of signing up to the Southern Water scheme would reduce the nutrient budget for both N and P.
- Treat the water on-site through a bespoke package plant – *e.g*. the Organica plant which cleans the water to a higher standard, removing nutrients and other pollutants[7]. The potential for on-site treatment will be explored as the scheme evolves.
- The potential for on-site wetlands to treat nutrients from the existing watercourses that cross the Site and use of this to offset some of the post-development contributions is also being explored by an ongoing surface water sampling programme.

7.2.2. Nutrient Mitigation Credits

As aforementioned, it is intended that any shortfall in nutrient mitigation will be compensated for by buying nutrient mitigation credits, which can be acquired from EBC's register of nutrient credits or other suitable schemes or markets. Possible options for the Proposed Scheme are provided below:

- With reference to the EBC "*Development across the Solent*" website[8], it is possible to purchase N & P credits from EBC for development in the Solent area. These credits become available when intensively farmed agricultural land is purchased by EBC.
- Other local N & P credit schemes include the newly formed "*Solent Catchment Market*"[9], which is an emerging marketplace for buying and selling local, high-

[7] https://www.organicawater.com/
[8] https://www.eastleigh.gov.uk/business/developers-how-to-unlock-your-development
[9] https://www.solentnutrientmarket.org.uk/

impact and verified nature-based projects and the Environmental Services they deliver. This market is being set up by EnTrade, with support from Wheatley Young Partners, the University of Exeter, Arcadian Ecology & Consulting and Arup.

- Partnership for South Hampshire (PfSH) is also involved in the identification and funding of suitable projects to make credits available for developers[10].
- In addition to these local schemes, Natural England is developing a national "*Nutrient Mitigation Scheme for Developers*"[11] that will allow nutrient mitigation credits to be purchased to offset nutrient pollution from housing development.

7.3. Conclusions

This Technical Note presents a summary of the current baseline studies with regards to NN, which will be supplemented by results from the ongoing surface water monitoring programme and land-use surveys. Chickenhall Eastleigh WwTW has been identified as the most appropriate WwTW to serve the Proposed Development and will benefit from the proposed upgrades and enhanced removal of TN and TP scheduled to take place in 2030; the year from which the majority of the Proposed Development will be targeted.

In addition, the initial nutrient budget estimates for the Proposed Development presented in this note can be refined to reflect the future population, and mitigated further through several measures which reduce water usage and treat runoff and thereby reduce nutrient loading, with any shortfall mitigated through the purchase of nutrient mitigation credits. The impact of the Site on the downstream Solent European protected areas and the Itchen SAC will be negligible as any increased loadings of N & P associated with the Proposed Development will be fully mitigated at source and through appropriate offsetting.

Overall, the North East Fair Oak Scheme is considered to be deliverable with regards to NN.

[10] https://www.push.gov.uk/our-partnership-and-nutrient-neutrality/

[11] https://www.gov.uk/government/publications/natural-englands-nutrient-mitigation-scheme-for-developers

8. Sustainability

EBC is undertaking a Local Plan Review which will help to shape future developments across through the Borough and will be underpinned by the Council's corporate aims and over-arching mission of supporting communities. The Local Plan Review covers the period up to 2044 and will be the key Development Plan Document for the Borough once adopted.

The Local Plan Review upon adoption will replace the adopted Eastleigh Borough Local Plan (2016-2036).

There is currently a statutory requirement to undertake a Sustainability Appraisal through the Local Plan process, which also meets the requirements of the Strategic Environmental Assessment regulations.

8.1.1. Key Considerations

The key considerations identified from the Eastleigh Borough Local Plan in relation to energy and sustainability are provided in **Table 8-1** below.

Table 8-1: Key considerations from the Eastleigh Borough Local Plan.

SDO A	*Hilson Moran Comments*
Energy	
For residential development standards can be set higher than the national building regulations up to the equivalent of level 4 of the code for sustainable homes. For non-residential development there are no restrictions.	*Will there be any updated building regulations that can be used for residential developments as code for sustainable homes is outdated. This will help to support most up to date regulations.*
Sustainability	
The Government's standard method for assessing housing need currently identifies a need for Eastleigh Borough to provide 902 dwellings annually. Provide sufficient quantity and mix of housing to meet identified needs, including affordable and specialist needs.	*The development will provide new houses to meet this need. This will also be mixed use development which will further support and enhance the Borough's Local Plan through positively changing the demography.*
Optimising the use of land, including through higher density development. Conserving and enhancing biodiversity, by protecting designations, habitats and species in accordance with their importance, enhancing habitats and ecology networks across the landscape, and recovering species.	*The development aims to promote mix use residential homes such as apartments and houses, including a local mixed-use centre. There will be multifunctional open spaces for biodiversity enhancements.*

Avoiding or else reducing the risks from flooding or coastal change, ensuring developments are safe for people. Plan for/adapt to the anticipated levels of climate change including flood risk and climate change	*The flood risk and drainage principles that are proposed for the Site are 'low risk' of flooding. However, the runoff generated by the Site contributes to flood risk within the downstream village of Fair Oak. As such, it is important that the development provides a betterment over the current scenario to help alleviate flooding downstream.*
Promoting safe, efficient and sustainable transport for people and businesses (which reduces climate change emissions and pollution on people and biodiversity)	*The development will be providing an improved pedestrian and cyclist infrastructure along with re-provide a vehicular route through the site this will benefit existing residents by allowing Winchester Road to become quieter and alleviate capacity concerns at the Sandy Lane/Winchester Road junction. Trim trails to promote health and wellbeing.*

8.1.2. Key Issues

- Deliverability: All the SDOs including SDO A are large enough to provide a mix of homes.
- Proximity to public transport: Most SDOs are at a considerable distance from rail station, and further the development will promote better links and connectivity.
- Proximity to town centres: All the SDOs have close proximity to the city centre which will help with improved pedestrian and cyclist links.
- Proximity to supermarkets/shops: The proposed development aims at providing a Local Mixed-Use Centre that could include retail, a food store, co-working, early years centre and community space.
- Climate change adaptation: All the SDOs are located in low-risk zones, although the flood risk and drainage principles will be proposed for the Site.
- Landscape: Trim trails and multi-functional open spaces including edible landscapes/biodiversity enhancements are proposed.

8.1.3. Conclusions

Overall, the development of the Site will enhance and support all the three threads of sustainable development (social, economic and environmental) listed in SA Objectives by providing a mix of residential homes including apartments and houses. The new site helps with resolving key issues and will help building a strong community in the Eastleigh Borough.

APPENDIX A – DEFRA STRATEGIC ROAD NOISE MAPS

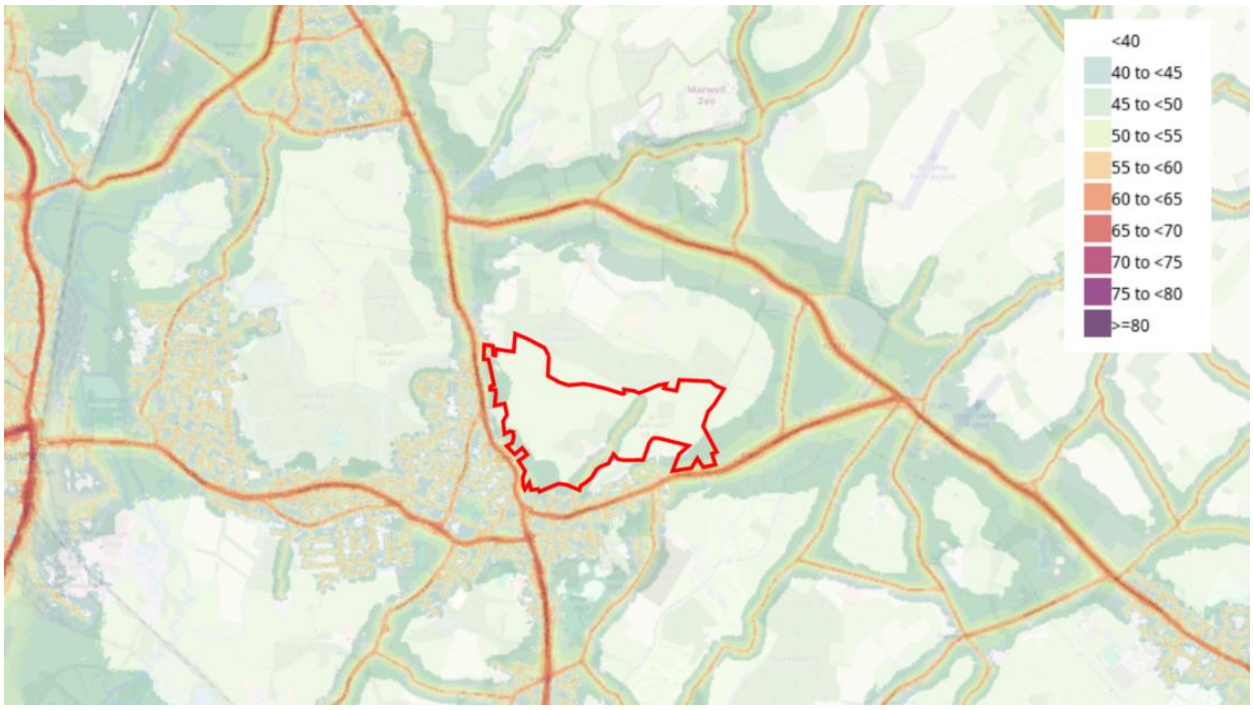


Figure A.1: DEFRA Round 4 (2023) Strategic Road Noise Mapping Daytime (07:00 – 23:00) $L_{Aeq,16\ hour}$ (dB) with Proposed Site Boundary Highlighted in Red.

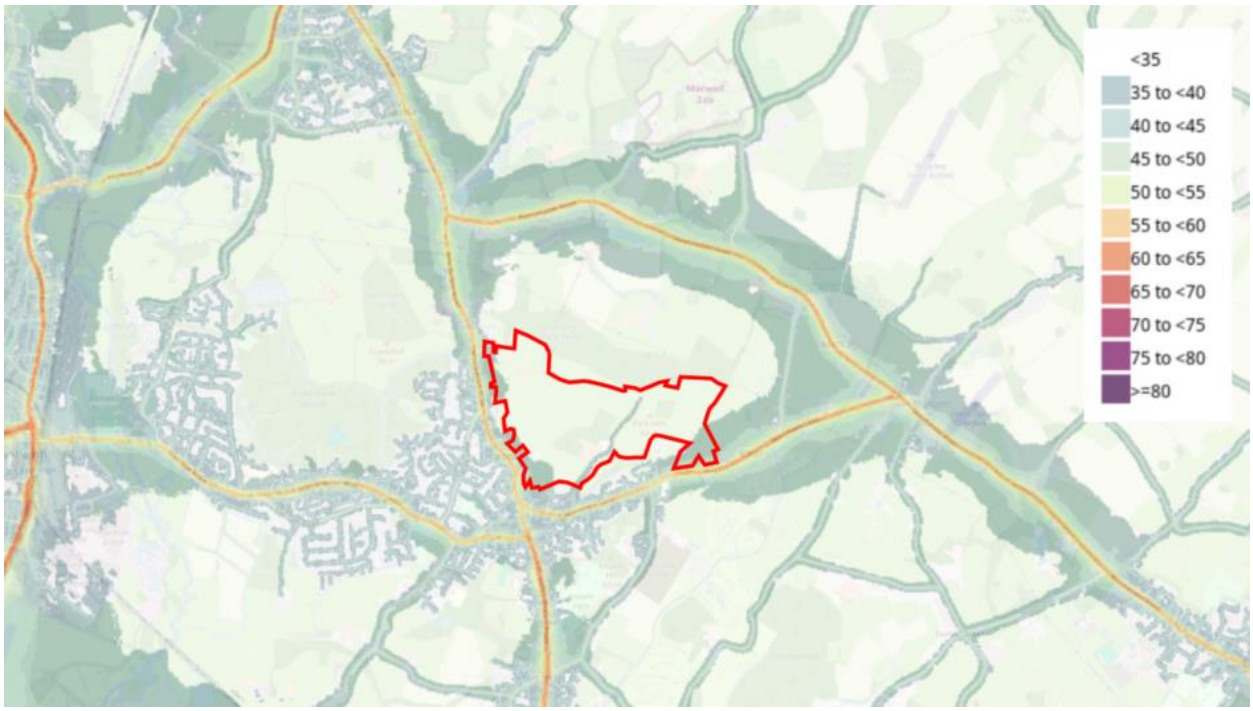


Figure A.2: DEFRA Round 4 (2023) Strategic Road Noise Mapping Night-time (23:00 – 07:00) $L_{Aeq,8\ hour}$ with Proposed Site Boundary Highlighted in Red.

APPENDIX B – DEFRA STRATEGIC RAIL NOISE MAPS

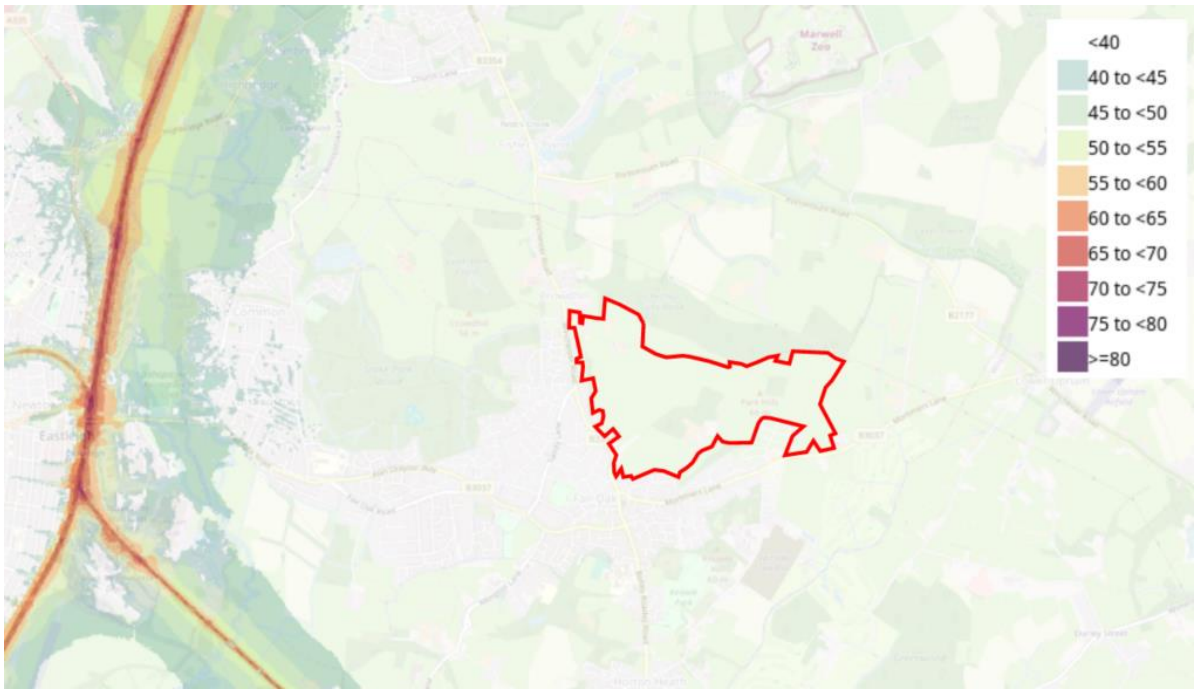


Figure B.1: DEFRA Round 4 (2023) Strategic Railway Noise Mapping Daytime (07:00 – 23:00) $L_{Aeq,16\ hour}$ (dB) with Proposed Site Boundary Highlighted in Red.

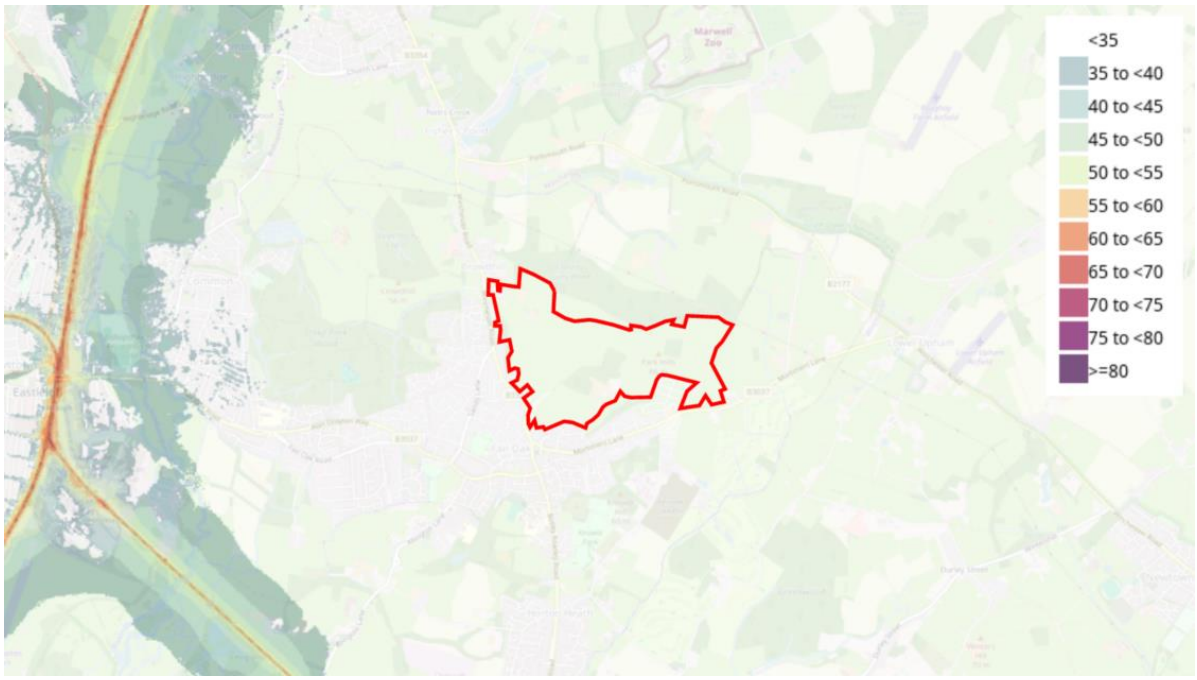
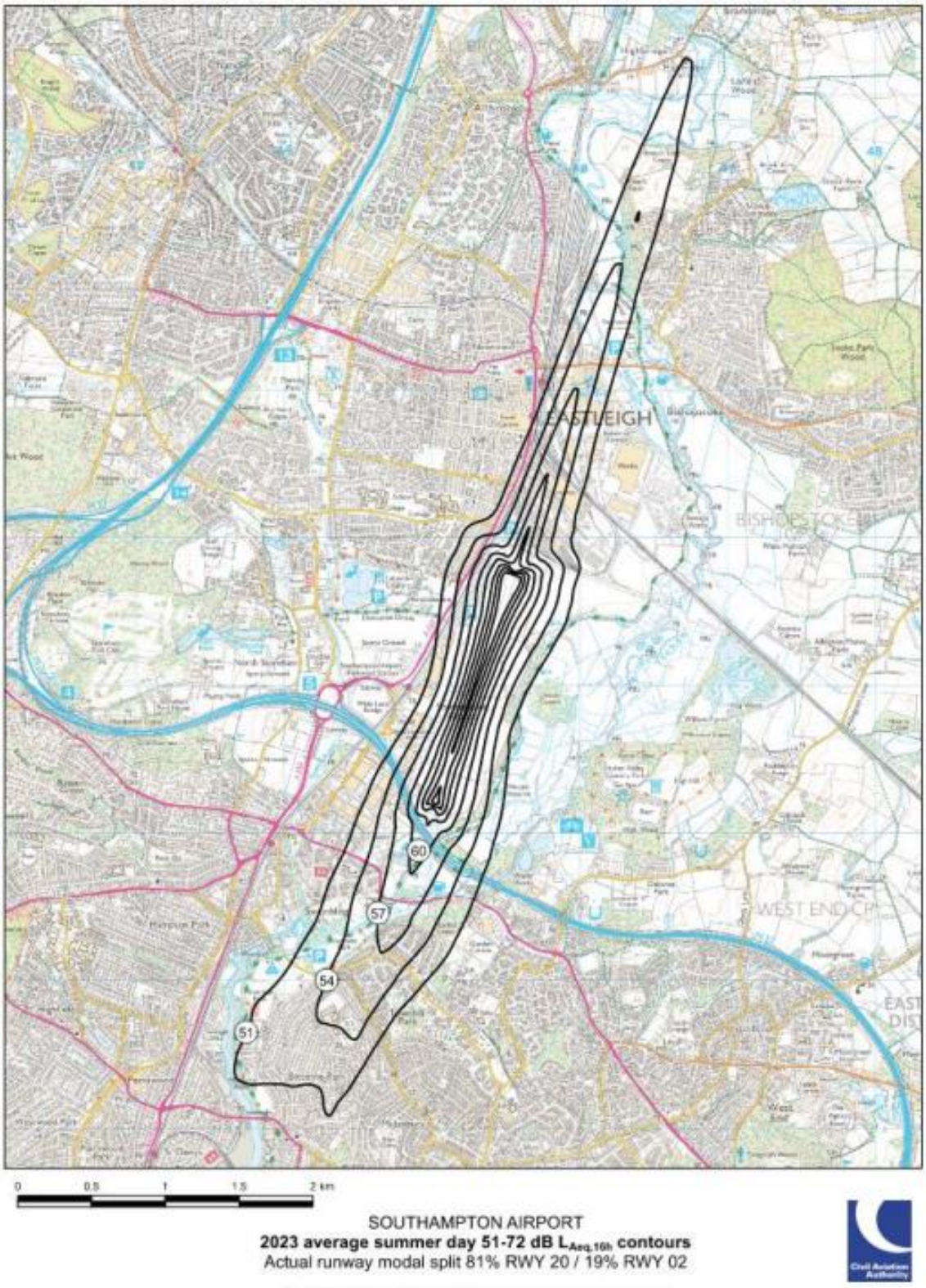
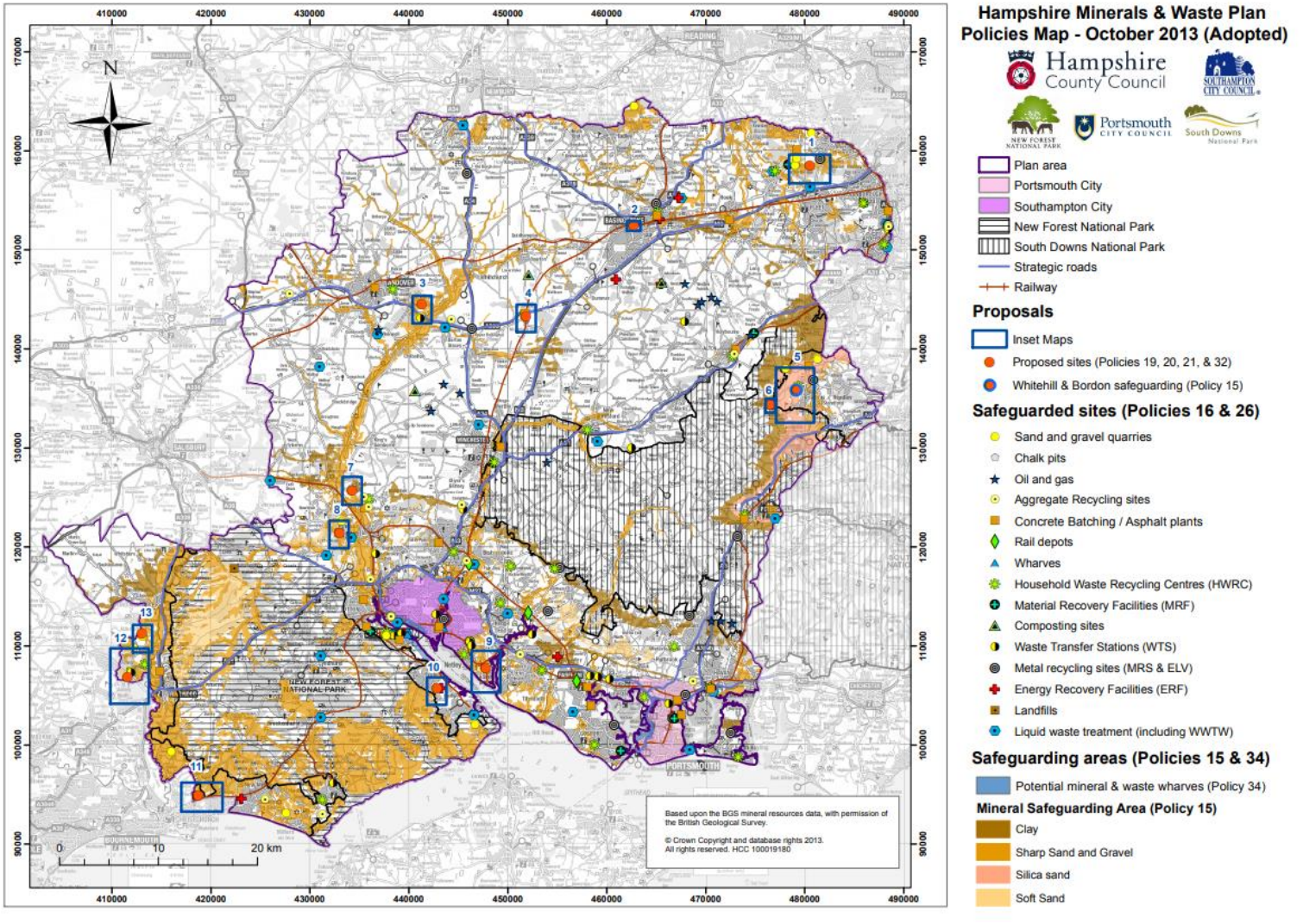


Figure B.2: DEFRA Round 4 (2023) Strategic Railway Noise Mapping Night-time (23:00 – 07:00) $L_{Aeq,8\ hour}$ with Proposed Site Boundary Highlighted in Red.

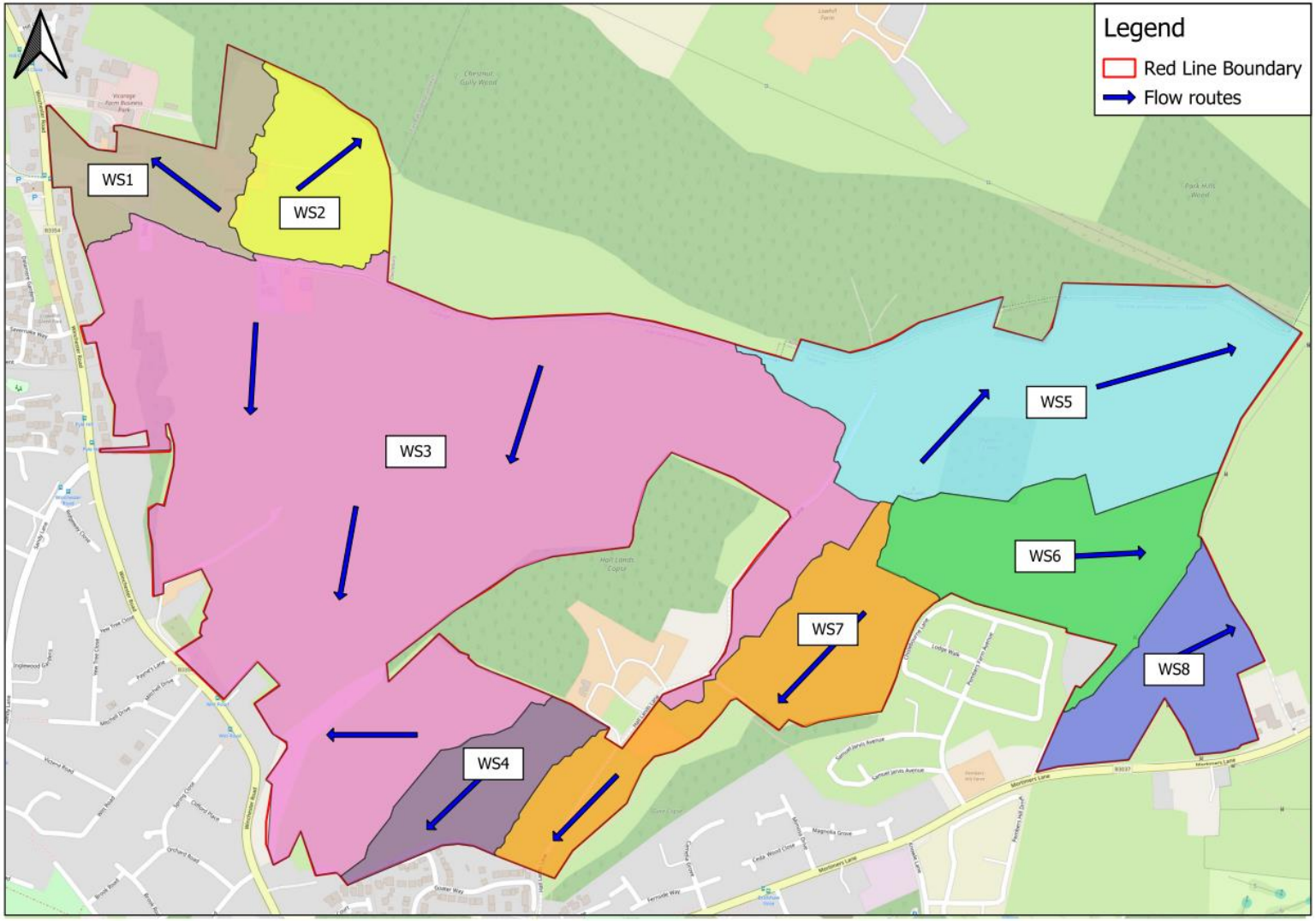
APPENDIX C – SOUTHAMPTON AIRPORT NOISE CONTOURS (2023)



APPENDIX D – HAMPSHIRE POLICIES MAP



APPENDIX E – DRAINAGE CATCHMENTS



APPENDIX F – ILLUSTRATIVE MASTERPLAN

Hilson Moran
part of the Tyréns Group

People. Places. Planet.

APPENDIX 8. AGRICULTURAL LAND CLASSIFICATION REPORT

May 2025

Croudace Homes Limited

Agricultural Land Classification and Soil Resources

at

Land North-East of Fair Oak, Eastleigh

Beechwood Court,
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FIGURE RAC/10653/2 AGRICULTURAL LAND CLASSIFICATION....27

1 Introduction

1.1 Reading Agricultural Consultants Ltd (RAC) is instructed by Croudace Homes Limited to investigate the Agricultural Land Classification (ALC) and soil resources of land north-east of Fair Oak, Eastleigh by means of a detailed survey of soil and site characteristics.

1.2 Guidance for assessing the quality of agricultural land in England and Wales using ALC is set out in the Ministry of Agriculture, Fisheries and Food (MAFF) revised guidelines and criteria for grading the quality of agricultural land[1], and summarised in Natural England's Technical Information Note 049[2] (TIN049).

1.3 Agricultural land in England and Wales is graded between 1 and 5, depending on the extent to which physical or chemical characteristics impose long-term limitations on agricultural use. The principal physical factors influencing grading are climate, site conditions and soil which, together with interactions between them, form the basis for classifying land into one of the five grades.

1.4 Grade 1 land is excellent quality agricultural land with very minor or no limitations to agricultural use. Grade 2 is very good quality agricultural land, with minor limitations which affect crop yield, cultivations or harvesting. Grade 3 land has moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield, and is subdivided into Subgrade 3a (good quality land) and Subgrade 3b (moderate quality land). Grade 4 land is poor quality agricultural land with severe limitations which significantly restrict the range of crops and/or level of yields. Grade 5 is very poor quality land, with very severe limitations which restrict use to permanent pasture or rough grazing.

1.5 Land which is classified as Grades 1, 2 and 3a in the ALC system is defined as best and most versatile (BMV) agricultural land.

1.6 As explained in Natural England's TIN049, the whole of England and Wales was mapped from reconnaissance field surveys in the late 1960s and early 1970s, to provide general strategic

[1] **MAFF (1988).** *Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land*.

[2] **Natural England (2012).** *Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile agricultural land*, Second Edition.

guidance on agricultural land quality for planners. This Provisional Series of maps was published on an Ordnance Survey base at a scale of One Inch to One Mile (1:63,360). The Provisional ALC map shows the site as Grade 3. However, TIN049 explains that:

> *"These maps are not sufficiently accurate for use in assessment of individual fields or development sites, and should not be used other than as general guidance. They show only five grades: their preparation preceded the subdivision of Grade 3 and the refinement of criteria, which occurred after 1976. They have not been updated and are out of print. A 1:250 000 scale map series based on the same information is available. These are more appropriate for the strategic use originally intended …"*

1.7 TIN049 goes on to explain that a definitive ALC grading should be obtained by undertaking a detailed survey according to the published guidelines, at an observation density of one boring per hectare. This survey follows the detailed methodology set out in the ALC guidelines.

1.8 Land in the south-west of the site was previously surveyed by ADAS on behalf of MAFF in 1995[3] and was classified as a mix of Grade 2, Subgrade 3a, Subgrade 3b and Grade 4 quality land.

1.9 RAC has surveyed the remainder of the site at an observation density of one boring per hectare and in accordance with the detailed methodology set out in the ALC guidelines. This report considers both the MAFF and RAC surveys.

[3] **ADAS (1995).** *Eastleigh District Local Plan, Land at Stocks Farm, Fair Oak.*
Agricultural Land Classification, ALC Map and Report. ADAS reference 1503/117/95. MAFF reference EL 15/00584.

2 Site and climatic conditions

General features, landform and drainage

2.1 The site extends to approximately 115.7ha under grass and is bordered by Fair Oak to the south-west and other agricultural land or woodland to the north and east. Non-agricultural land at the site includes a section of Hall Lands Lane; few residential properties, agricultural outbuildings and a caravan dealer in the north-west; two equestrian yards, including stables and outdoor arenas, one in the south-east and one in the north-east; and few pockets of woodland.

2.2 Land in the west of the site is south-facing and has an elevation of approximately 63m above Ordnance Datum (AOD) in the north, which slopes down to around 35m AOD in the south. Land east of Hall Lands Lane forms a broad hilltop which slopes down to the south and east from an elevation of around 66m AOD and descends to 55m and 45m AOD, respectively. Land in the south of the site, west of Hall Lands Lane, slopes down to the west and south-west. Where the slope is in excess of 7 degrees, land is restricted by gradient.

2.3 Land primarily drains downslope. The site is mapped within the Environment Agency's Flood Zone 1 unit, which is considered to have a very low probability of flooding.

Agro-climatic conditions

2.4 Agro-climatic data for the site have been interpolated from the Meteorological Office's standard 5 km grid point data set[4] at a representative altitude of 48m AOD. The data is given in Table 1. The average annual rainfall is relatively high for South East England and is considered wet. The temperature is warm. The number of Field Capacity Days at this site is 176. This is larger than the average for lowland England (150) and is unfavourable for providing opportunities for agricultural field work. There is however no overriding climatic limitation to agricultural land quality at the site.

Table 1: Local agro-climatic conditions

Parameter	Value
Grid Reference	SU498194
Average Annual Rainfall	822 mm
Accumulated Temperatures >0°C	1,497 day°
Field Capacity Days	176 days
Average Moisture Deficit, wheat	105 mm
Average Moisture Deficit, potatoes	98 mm

[4] **Meteorological Office (1989).** *Climatological Data for Agricultural Land Classification (ALC010).* Meteorological Office, Bracknell.

Soil parent material and soil type

2.5 The bedrock geology is mapped by the British Geological Survey[5] as the London Clay Formation, the Durley Sand Member and the Whitecliffe Sand Member.

2.6 The London Clay Formation comprises blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. The Whitecliffe Sand Member and the Durley Sand Member form component parts of the London Clay Formation. The Whitecliffe Sand Member is mapped across a relatively small area in the west and south of the site and comprises sand. The Durley Sand Member is mapped east of Hall Lands Lane in the north-east of the site. This member consists of clayey, fine-grained sand.

2.7 No superficial deposits are mapped at the site.

2.8 The Soil Survey of England and Wales soil association mapping[6] (1:250,000 scale) shows the site as the Windsor and Bursledon associations[4].

2.9 The Windsor association predominantly comprises slowly permeable clayey soils in Eocene clays and associated thin drifts. The Windsor series is the primary component soil type and includes pelo-stagnogley soils that have grey and ochreous mottled clayey subsurface horizons that become increasingly brown with depth. Profiles are typically assessed as poorly drained in Wetness Class (WC) IV[7].

2.10 In the south of the site, soils of the Bursledon association have been mapped. These are deep, fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging associated with deep coarse loamy soils variably affected by groundwater. Profiles are seasonally waterlogged when undrained. After drainage, waterlogging varies, and profiles are commonly assessed as WC II to III.

[5] **British Geological Survey (2025).** *BGS Geology Viewer*, https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/

[6] **Soil Survey of England and Wales (1984).** *Soils of South East England* (1:250,000), Sheet 6, Bulletin 15.

[7] **Jarvis et al (1984).** *Soils and Their Use in South East England*. Soil Survey of England and Wales Bulletin 15, Harpenden.

3 Agricultural land quality

Soil survey methods

3.1 In total, 52 soil profiles were examined using a Dutch auger in the previously unsurveyed part of the site at a density of one per hectare where access was available in accordance with the established recommendations for ALC surveys[2]. Four pits were also excavated to examine soil structure, as described in Appendix 3. ADAS surveyed land in the south-west of the site in 1995 and the results of that survey have been used to inform the overall assessment. The location of observations from both surveys are shown in Figure RAC/10653/1.

3.2 At each observation point, the following characteristics were assessed for each soil horizon up to 120cm or impenetrable layer:

- soil texture;
- stone content;
- colour (including localised mottling);
- consistency;
- structural condition;
- free carbonate; and
- depth.

3.3 Four topsoil samples were submitted for laboratory determination of particle size distribution, and pH, organic matter content and nutrient contents (P, K, Mg). Results are in Appendix 1.

3.4 Soil Wetness Class (WC) was determined from the matrix colour, presence or absence of, and depth to, greyish and ochreous gley mottling, and slowly permeable subsoil layers at least 15cm thick, in relation to the number of Field Capacity Days at the location.

3.5 Soil droughtiness was investigated by the calculation of moisture balance (MB) equations (values given in Appendix 2). Crop-adjusted Available Profile Water (AP) is estimated from texture, stoniness and depth, and then compared to a calculated moisture deficit (MD) for the standard crops wheat and potatoes. The MD is a function of potential evapotranspiration and rainfall. Grading of the land can be affected if the AP is insufficient to balance the MD and droughtiness occurs.

3.6 Assessment of agricultural land quality has been carried out according to the revised ALC guidelines[1]. Soil profiles have been described according to Hodgson[8] which is the recognised source for describing soil profiles and characteristics according to the revised ALC guidelines.

Agricultural land quality

Soil Type 1

3.7 Soil Type 1 is the most prevalent at the site and includes profiles with a sandy silt loam or varied clay loam topsoil over clay loam and clay. Profiles contain a slowly permeable horizon at variable depths.

3.8 The topsoil is brown (10YR4/3 in the Munsell soil colour charts[9]) or dark greyish brown (10YR4/2) and consists of sandy clay loam, medium clay loam, sandy silt loam or medium silty clay loam. The topsoil is stoneless to slightly stony, up to 6% by volume. The topsoil observed had a moderately developed structure and fine granular peds with a loose consistency. A medium quantity of grass roots was observed, and evidence of worm activity was clear.

3.9 The upper subsoil is predominantly dark greyish brown (10YR4/2), greyish brown (10YR5/2) or brown (10YR5/3 or 7.5YR5/2) medium clay loam, heavy clay loam or clay, with a few recordings of medium or heavy silty clay loam. This horizon is also stoneless to slightly stony, up to 6%. Upper subsoil permeability is variable. However, ochreous mottling is observed within this horizon in all but a few profiles which indicates prolonged periods of wetness.

3.10 The lower subsoil is predominantly grey (10YR5/1 or 10YR6/1), greyish brown (10YR5/2), brown (7.5YR5/2 or 10YR5/3) or light olive grey (5Y6/2) clay or heavy clay loam. The lower subsoil is predominantly stoneless, with a few recordings of very slight amounts, up to 3%. This horizon is slowly permeable and contains ochreous mottling, which continues to depth.

3.11 Soils with these characteristics are imperfectly or poorly drained in WC III to IV. Profiles of WC III are assessed as Subgrade 3a by soil wetness. Profiles of WC IV are assessed as Subgrade 3b. Soil wetness restricts suitable conditions for machinery throughout the year and increases the likelihood and occurrence of waterlogging within the soil profile, which restricts crop growth. A

[8] **Hodgson, J. M. (Ed.) (1997).** *Soil survey field handbook.* Soil Survey Technical Monograph No. 5, Silsoe.

[9] **Munsell Color (2009).** *Munsell Soil Color Book*. Grand Rapids, MI, USA

few profiles are assessed as WC II, where the slowly permeable horizon is at a deeper depth. These observations have a sandy silt loam topsoil and are restricted to Grade 2 by soil wetness.

Soil Type 2

3.12 Soil Type 2 is found across the hilltop east of Hall Lands Lane south-west of Tippers Copse. The topsoil comprises sandy loam or loamy sand and is brown (10YR3/4) or dark yellowish brown (10YR4/3). The topsoil is stoneless to very slightly stony, up to 5%. The topsoil observed in Pit B has a loose, moderately developed, granular structure. A medium quantity of grass roots and evidence of worm activity was also observed.

3.13 The subsoil is dark yellowish brown (10YR4/6) or yellowish brown (10YR5/4 or 10YR5/6) sandy clay loam, sandy loam or loamy sand. Similar to the topsoil, this horizon is stoneless to very slightly stony, up to 5%. The subsoil has a moderately developed structure. Peds are fine and granular. Ochreous mottling is commonly observed within the lower portion of the subsoil.

3.14 Observations 21 and 27 contain a clay or heavy clay loam lower subsoil and represent the transition between Soil Types 1 and 2.

3.15 Observations with these characteristics are freely draining in WC I. Profiles have slight to moderate deficits in available water and are restricted to Grade 2 or Subgrade 3a by droughtiness. The clay lower subsoil at Observation 21 is slowly permeable and places the profile in WC II. This profile is restricted to Grade 2 by droughtiness and a minor wetness limitation. Observations 22 and 27 have no overriding limitation and are assessed as Grade 1.

Soil Type 3

3.16 A small number of profiles do not conform to either of the main soil types described. These profiles have variable textures, including clay loam, sandy clay loam and silty clay loam and are mainly located near the transition between Soil Types 1 and 2, with the exception of profiles 1 and 3, which are found in the west of the site. These observations do not contain any slowly permeable horizon and are in WC I or II, depending on the presence of any upper subsoil gleying. These profiles are restricted to Grade 2 or Subgrade 3a, predominantly by soil wetness. A few observations have no overriding limitation and are assessed as Grade 1.

3.17 These soil types are largely consistent with those found within the ADAS survey of the south-west of the site. A mixture of drought and wetness restricts soil profiles in this area. Where land has a gradient over 7 degrees, land is limited to Subgrade 3b. Gradient restricts the safety and efficiency of certain farming operations.

3.18 The distribution of ALC is shown in Figure RAC/10653/2 and in Table 2.

Table 2: Agricultural Land Classification

Grade	Description	Area (ha)	%
Grade 1	Excellent quality	3.0	3
Grade 2	Very good quality	13.3	11
Subgrade 3a	Good quality	50.0	43
Subgrade 3b	Moderate quality	39.1	34
Grade 4	Poor quality	1.0	1
Non-agricultural		9.3	8
Total		115.7	100

Appendix 1: Laboratory Data

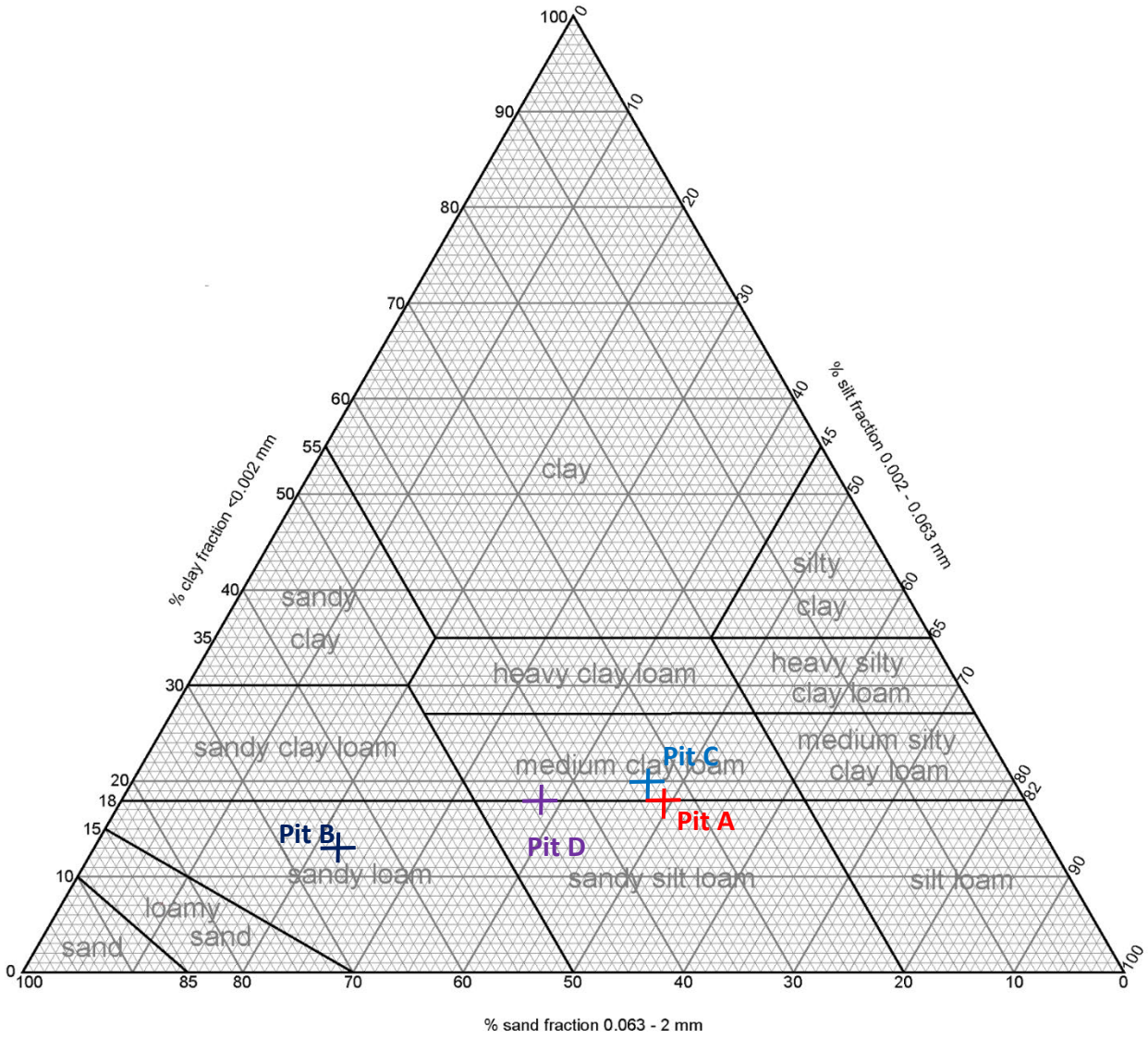
Determinand	A 0-25cm	B 0-25cm	C 0-25cm	D 0-25cm	Units
Sand 2-0.063 mm	33	65	33	44	% w/w
Silt 0.063-0.002 mm	49	22	47	38	% w/w
Clay <0.002 mm	18	13	20	18	% w/w
Organic Matter	2.8	4.0	3.4	4.3	% w/w
Total Nitrogen	0.19	0.18	0.19		% w/w
Texture	Medium clay loam/Sandy silt loam	Sandy loam	Medium clay loam	Medium clay loam/Sandy silt loam	

Determinand	A 0-25cm	B 0-25cm	C 0-25cm	D 0-25cm	Units
Soil pH	6.0	5.9	6.3	6.8	
Phosphorus (P)	10.4	45.4	18.0	8.6	mg/l (av)
Potassium (K)	103	78.9	75.8	77.3	mg/l (av)
Magnesium (Mg)	74.0	75.3	112	179	mg/l (av)

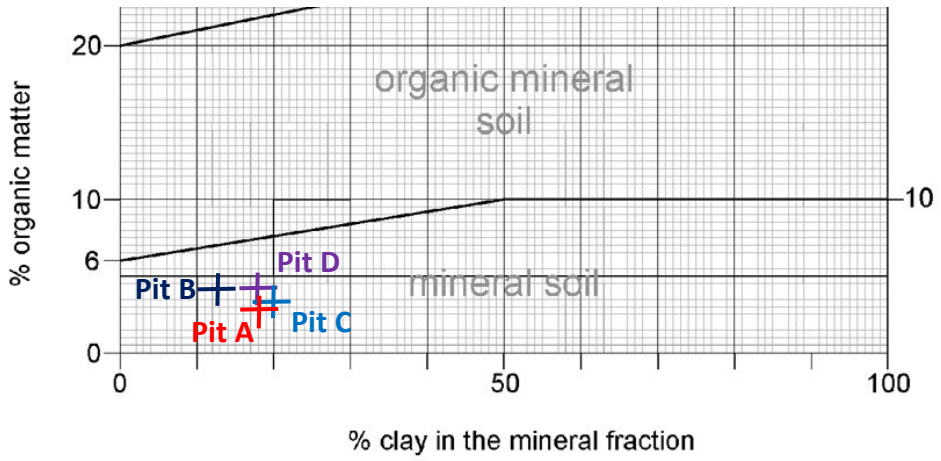
Determinand	A 0-25cm	B 0-25cm	C 0-25cm	D 0-25cm	Units
Phosphorus (P)	1	3	2	0	ADAS Index
Potassium (K)	1	1	1	1	ADAS Index
Magnesium (Mg)	2	2	3	4	ADAS Index
Organic Matter (SOM)	low	moderate	moderate	moderate	SSEW [4]

Samples are composites of 15-20 cores taken to 25cm depth.
Particle size by Pipette method, Carbon by Skalar machine.
Organic Matter = Total Organic Carbon /0.58. Reported on 30°C dry sample basis.

Soil Texture by Particle Size Analysis



Organic Matter Class



Appendix 2: Soil Profile Summaries and Calculations

Wetness / workability limitations are determined according to the methodology given in Appendix 3 of the ALC guidelines, MAFF 1988

Droughtiness calculations are made according to the methodology given in Appendix 4 of the ALC guidelines, MAFF 1988.

Grades are shown for drought (DR), wetness (WE) and any other soil or site factors which are relevant. The overall Grade is set by the most limiting factor and shown on the right.

Stone types		
%	TAv	EAv
hard	1	0.5
N/A		

Climate Data	
MDwheat	105
MDpotato	98
FCD	176

Wetness Class (WC) Guidelines	*II*	*III*	*IV*	*V*
SPL within 80cm, gleying within 40cm	>75cm	48-75cm	<48cm	
SPL within 80cm, gleying at 40-70cm	>63cm	<63cm		
No SPL but gleying within 40cm	coarse subsoil	*I*	other cases	*II*

Climate
1,497 D°
Limitation
Grade 1

hard flint & pebble AAR 822

Maximum depth of auger penetration is underlined

48 m

Site No.		Depth cm		Texture	$CaCO_3$	Colour	Mottle colour	Abund-ance	Stone% hard	Stone% N/A	Struct-ure	APwheat mm	AP potato mm	Gley	SPL	WC	Wetness grade (WE)	Final Grade	Limiting Factor(s)
1	T	0	25	mCL	n	10YR3/4	Fe	few	0		-	45	45	n	n	*II*	3a	**3a**	WE
		26	60	mCL	n	10YR5/3	Fe	many	0			48	54	y	n				
		60	120	SCL	n	10YR5/3	Fe, grey	many	0		m/poor	54	14	y	n				
											Total	**147**	**113**						
											MB	42	15						
											Droughtiness grade (DR)	1	1						
2	T	0	18	mSL	n	10YR4/3	Fe	many	0		-	31	31	(y)	n	*IV*	3b	**3b**	WE
		18	46	SCL	n	10YR5/3	Fe	many	3			41	41	y	n				
		46	85	hCL	n	5Y6/2	Fe	many	0		m/poor	35	34	y	y				
		85	120	C	n	5Y6/2	Fe	many	0		poor	25	0	y	y				
											Total	**131**	**105**						
											MB	26	7						
											Droughtiness grade (DR)	2	2						
3	T	0	20	SCL	n	10YR3/4	Fe	few	0		-	34	34	n	n	*I*	2	**2**	WE DR
		20	38	SCL	n	10YR4/4	Fe	few	3		m/poor	24	24	n	n				
		38	100	HZCL	n	10YR4/6			3		m/poor	56	45	n	n				
		100	120	HZCL		10YR4/6			3		m/poor	16	0	n	n				
											Total	**130**	**104**						
											MB	25	6						
											Droughtiness grade (DR)	2	2						
4	T	0	28	SZL	n	10YR4/3			0		-	53	53	n	n	*II*	2	**2**	WE
		28	64	mCL		10YR4/6			0			49	58	n	n				

		64	74	hCL		10YR5/3	Fe	many	0	m/poor	9	8	y	n					
		74	120	C		5Y6/2	Fe	many	0	poor	32	0	y	y					
										Total	**143**	**119**							
										MB	38	21							
										Droughtiness grade (DR)	1	1							
5	T	0	39	SCL	n	10YR5/1	Fe	many	0	-	71	71	y	n	*IV*	3b	**3b**	WE	
		39	120	C	n	5Y6/2	Fe	many	0	poor	59	36	y	y					
										Total	**131**	**108**							
										MB	26	10							
										Droughtiness grade (DR)	2	2							
6	T	0	22	SZL	n	10YR4/2	Fe	many	0	-	42	42	y	n	*II*	2	**2**	WE	
		22	48	mCL		10YR4/2	Fe	many	3		40	40	y	n					
		48	90	hCL		10YR5/3	Fe	many	0	m/poor	37	31	y	n					
		90	110	C		10YR5/3	Fe	many	0	poor	14	0	y	y					
		110	120	Mst						poor	5	0		y					
										Total	**138**	**113**							
										MB	33	15							
										Droughtiness grade (DR)	1	1							
Pit A	T	0	18	mCL	n	10YR3/4	Fe	com	3	-	31	31	(y)	n	*III*	3a	**3a**	WE	
		18	52	mCL		10YR4/2	Fe	many	0		53	54	y	n					
		52	60	C		10YR5/3	Fe	many	0	poor	6	10	y	y					
		60	120	C		10YR5/3	Fe	many	0	poor	42	13	y	y					
										Total	**132**	**109**							
										MB	27	11							
										Droughtiness grade (DR)	2	1							
7	T	0	24	mCL	n	10YR4/1	Fe	many	0	-	43	43	y	n	*IV*	3b	**3b**	WE	
		24	35	hCL		10YR5/3, 10YR4/4	Fe	many	0	m/poor	15	15	y	n					
		35	120	C		10YR5/3	Fe	many	0	poor	69	46	y	y					
										Total	**127**	**104**							
										MB	22	6							
										Droughtiness grade (DR)	2	2							
8	T	0	28	SZL	n	10YR4/2	Fe	many	0	-	53	53	y	n	*III*	3a	**3a**	WE	

		28	50	mCL		10YR5/3, 10YR4/4	Fe,Mn	many	3		34	34	y	n					
		50	80	C		10YR5/3	Fe	many	8	poor	19	24	y	y					
		80	98	C		10YR5/3	Fe	many	15	poor	11	0	y	y					
		98	120	C		10YR5/3	Fe	many	3	poor	15	0	y	y					
										Total	**133**	**111**							
										MB	28	13							
										Droughtiness grade (DR)	2	1							
9	T	0	23	mCL	n	10YR3/4	Fe	many	0	-	41	41	(y)	n	*III*	3a	**3a**	WE	
		24	58	mCL		10YR5/3	Fe	many	0	m/poor	43	48	y	n					
		58	120	C		10YR5/3	Fe	many	0	poor	43	16	y	y					
										Total	**128**	**105**							
										MB	23	7							
										Droughtiness grade (DR)	2	2							
10	T	0	23	SZL	n	10YR3/4			0	-	44	44	n	n	*III*	3a	**3a**	WE	
		23	58	hZCL		10YR5/3	Fe	many	0		54	60	y	n					
		58	120	hCL		10YR5/3	Fe	many	0	poor	43	14	y	y					
										Total	**141**	**118**							
										MB	36	20							
										Droughtiness grade (DR)	1	1							
11	T	0	28	mZCL	n	10YR3/4	Fe	com	0	-	53	53	(y)	n	*III*	3a	**3a**	WE	
		28	60	mZCL		10YR5/3	Fe,Mn	many	0		47	54	y	n					
		60	100	C		10YR5/3	Fe	many	0	poor	28	13	y	y					
		100	120	Mst						poor	10	0		y					
										Total	**139**	**121**							
										MB	34	23							
										Droughtiness grade (DR)	1	1							
12	T	0	30	mZCL	n	10YR3/4	Fe	many	0	-	57	57	(y)	n	*IV*	3b	**3b**	WE	
		30	120	C		10YR5/3	Fe	many	0	poor	75	52	y	y					
										Total	**132**	**109**							
										MB	27	11							
										Droughtiness grade (DR)	2	1							
13	T	0	32	SZL	n	10YR3/4			0	-	61	61	n	n	*III*	3a	**3a**	WE	
		32	49	mZCL		10YR5/3	Fe	com	0		29	29	y	n					

		49	120	C		10YR5/3	Fe	many	0	poor	50	27	y	y					
										Total	**140**	**117**							
										MB	35	19							
									Droughtiness grade (DR)		1	1							
14	T	0	28	SZL	n	10YR3/4			0	-	53	53	n	n	*III*	3a	**3a**	WE	
		28	62	mZCL		10YR5/3, 2.5Y5/4	Fe	many	0		49	58	y	n					
		62	100	C		10YR5/3	Fe	many	0	poor	27	10	y	y					
		100	120	Mst						poor	16	0		y					
										Total	**145**	**121**							
										MB	40	23							
									Droughtiness grade (DR)		1	1							
15	T	0	35	SCL	n	10YR3/4	Fe	few	0	-	60	60	n	n	*IV*	3b	**3b**	WE	
		35	120	hCL		10YR5/3, 10YR5/4	Fe, grey	many	0	poor	67	42	y	y					
										Total	**126**	**102**							
										MB	21	4							
									Droughtiness grade (DR)		2	2							
16	T	0	38	SCL	n	10YR3/4			0	-	65	65	n	n	*III*	3a	**3a**	WE	
		38	55	SCL		10YR5/3	Fe	many	0		23	26	y	n					
		55	120	hCL		10YR5/3	Fe	many	0	poor	46	18	y	y					
										Total	**133**	**108**							
										MB	28	10							
									Droughtiness grade (DR)		2	1							
17	T	0	36	SCL	n	10YR4/3			0	-	60	60	n	n	*IV*	3b	**3b**	WE	
		36	120	hCL		10YR5/3	Fe	many	0	poor	67	42	y	y					
										Total	**126**	**102**							
										MB	21	4							
									Droughtiness grade (DR)		2	2		Grass					
18	T	0	30	SZL	n	10YR3/4			0	-	57	57	n	n	*I*	1	**1**		
		30	85	SZL		10YR4/4	Fe	few	0		73	68	n	n					
		85	120	mCL		10YR5/3, 10YR4/4	Fe	com	0		30	0	y	n					
										Total	**159**	**125**							
										MB	54	27							

									Droughtiness grade (DR)		1	1							
19	T	0	36	SCL	n	10YR3/4			0	-	61	61	n	n	*IV*	3b	**3b**	WE	
		36	120	hCL		10YR5/3	Fe	many	0	poor	66	41	y	y					
										Total	**127**	**102**							
										MB	22	4							
									Droughtiness grade (DR)		2	2							
20	T	0	33	SCL	n	10YR4/3			0	-	56	56	n	n	*III*	3a	**3a**	WE	
		33	60	hZCL		10YR5/3	Fe	many	0	m/poor	33	39	y	n					
		60	120	hCL		10YR5/3	Fe	many	0	poor	42	12	y	y					
										Total	**131**	**107**							
										MB	26	9							
									Droughtiness grade (DR)		2	2							
21	T	0	32	mSL	n	10YR3/4			3	-	53	53	n	n	*II*	2	**2**	WE DR	
		32	70	mSL		10YR4/6			5		47	54	n	n					
		70	120	C		10YR5/3	Fe	many	0	poor	35	0	y	y					
										Total	**135**	**107**							
										MB	30	9							
									Droughtiness grade (DR)		1	2							
Pit B	T	0	28	mSL	n	10YR3/4			5	-	45	45	n	n	*I*	1	**2**	DR	
		28	55	mSL		10YR5/6			2		38	40	n	n					
		55	120	mSL		10YR5/6			0		72	23	n	n					
										Total	**155**	**108**							
										MB	50	10							
									Droughtiness grade (DR)		1	2							
22	T	0	39	mSL	n	10YR3/4			0	-	65	65	n	n	*I*	1	**1**	None	
		39	80	SCL		10YR5/4			0		47	47	n	n					
		80	120	SCL		10YR5/3	Fe	many	0		32	0	y	n					
										Total	**144**	**112**							
										MB	39	14							
									Droughtiness grade (DR)		1	1							
23	T	0	30	LmS	n	10YR4/3			0	-	39	39	n	n	*I*	1	**3a**	DR	
		30	78	LmS		10YR4/4			0		35	36	n	n					
		78	120	LmS		10YR5/6	Fe	many	0		25	0	n	n					

										Total	**99**	**75**							
										MB	-6	-23							
									Droughtiness grade (DR)		3a	3a							
24	T	0	32	SCL	n	10YR4/3			0	-	54	54	n	n	*IV*	3b	**3b**	WE	
		32	48	C		10YR5/3	Fe	many	0	poor	21	21	y	y					
		48	120	C		10YR5/2	Fe	many	3	poor	50	28	y	y					
										Total	**125**	**103**							
										MB	20	5							
									Droughtiness grade (DR)		2	2		paddock					
25	T	0	32	mSL	n	10YR3/4				-	54	54	n	n	*I*	1	**1**	None	
		32	70	hCL		10YR5/3					49	61	n	n					
		70	120	hZCL		10YR5/3	Fe, grey	many		m/poor	40	0	y	n					
										Total	**143**	**115**							
										MB	38	17							
									Droughtiness grade (DR)		1	1							
26	T	0	38	SCL	n	10YR3/4			0	-	65	65	n	n	*IV*	3b	**3b**	WE	
		38	120	SC		2.5Y5/3, 2.5Y5/4	Fe	com	0	poor	72	42	y	y					
										Total	**136**	**106**							
										MB	31	8							
									Droughtiness grade (DR)		1	2							
27	T	0	29	mSL	n	10YR4/3			0	-	49	49	n	n	*I*	1	**1**	None	
		29	75	mSL		10YR4/6	Mn	few	0		59	62	n	n					
		75	120	hCL		10YR5/3, 2.5Y5/6	Fe,Mn	many	0	m/poor	38	0	y	n					
										Total	**147**	**111**							
										MB	42	13							
									Droughtiness grade (DR)		1	1							
28	T	0	36	mSL	n	10YR4/3			0	-	61	61	n	n	*II*	3a	**3a**	WE	
		36	55	hCL		10YR5/3, 10YR4/4	Fe	com	0	m/poor	24	27	y	n					
		55	78	LmS		10YR5/3, 10YR5/6	Fe	many	0		14	14	y	n					
		78	120	hCL		5Y6/1	Fe	many	0	poor	29	0	y	y					
										Total	**128**	**101**							
										MB	23	3							

									Droughtiness grade (DR)		2	2							
29	T	0	30	SCL	n	10YR4/3			0	-	51	51	n	n	*IV*	3b	**3b**	WE	
		30	120	C		10YR5/3	Fe	many	0	poor	75	52	y	y					
										Total	**126**	**103**							
										MB	21	5							
									Droughtiness grade (DR)		2	2							
30	T	0	32	mCL	n	10YR4/3			0	-	58	58	n	n	*IV*	3b	**3b**	WE	
		32	120	C		10YR5/3	Fe	many	0	poor	72	49	y	y					
										Total	**130**	**107**							
										MB	25	9							
									Droughtiness grade (DR)		2	2							
31	T	0	31	SCL	n	10YR4/3			0	-	53	53	n	n	*I*	2	**2**	WE	
		31	80	hCL		10YR5/8			0		60	62	n	n					
		80	120	hCL		10YR5/3, 10YR5/8	Fe	many	0	m/poor	34	0	y	n					
										Total	**147**	**115**							
										MB	42	17							
									Droughtiness grade (DR)		1	1							
Pit C	T	0	38	mCL	n	10YR3/4	Fe	com	0	-	68	68	(y)	n	*II*	3a	**3a**	WE	
		38	70	mCL		10YR5/3, 10YR4/4	Fe	com	5		37	49	y	n					
		70	120	hZCL		10YR5/3, 10YR4/4	Fe	com	0	m/poor	40	0	y	n					
										Total	**146**	**117**							
										MB	41	19							
									Droughtiness grade (DR)		1	1							
32	T	0	30	SCL	n	10YR3/4			0	-	51	51	n	n	*III*	3a	**3a**	WE	
		30	60	C		10YR5/4			0	m/poor	37	44	n	n					
		60	120	C		10YR5/3	Fe	many	0	poor	42	13	y	y					
										Total	**130**	**108**							
										MB	25	10							
									Droughtiness grade (DR)		2	2							
33	T	0	20	mCL	n	10YR4/2	Fe, Mn	few	4	-	35	35	n	n	*III*	3a	**3a**	WE	
		20	55	mCL		10YR5/2	Fe	many	3	m/poor	45	48	y	n					
		55	120	C		10YR6/1	Fe	many	0	poor	46	20	y	y					

										Total	**125**	**102**		Standing water						
										MB	20	4								
									Droughtiness grade (DR)		2	2								
34	T	0	20	mCL	n	10YR4/2	Fe, Mn	few	2	-	35	35	n	n	*III*	3a	**3a**	WE		
		20	55	mCL		10YR5/2	Fe	many	1	m/poor	46	49	y	n						
		55	120	C		10YR6/1	Fe	many	0	poor	46	20	y	y						
										Total	**127**	**103**		Standing water						
										MB	22	5								
									Droughtiness grade (DR)		2	2								
35	T	0	30	mCL	n	10YR4/3		few	2	-	53	53	n	n	*III*	3a	**3a**	WE		
		30	55	mCL		10YR4/4	Fe, Mn	few	1		49	52	n	n						
		55	120	C		10YR5/2	Fe	many	0	poor	46	20	y	y						
										Total	**147**	**124**		Standing water						
										MB	42	26								
									Droughtiness grade (DR)		1	1								
36	T	0	30	mCL	n	10YR4/2	Fe	few	2	-	53	53	n	n	*IV*	3b	**3b**	WE		
		30	45	hCL		10YR5/2	Fe	many	2	m/poor	21	21	y	y						
		45	120	C		10YR5/2	Fe,Mn	many	0	poor	56	33	y	y						
										Total	**129**	**106**		Standing water						
										MB	24	8		Groundwater at 40cm						
									Droughtiness grade (DR)		2	2								
37	T	0	15	mCL	n	10YR4/3	Fe	few	0	-	27	27	n	n	*IV*	3b	**3b**	WE		
		15	50	C		10YR4/2	Fe	com	2	m/poor	72	72	y	y						
		50	120	C		10YR5/2	Fe	many	0	poor	49	26	y	y						
										Total	**148**	**125**		Standing water						
										MB	43	27		Groundwater within TS (5cm)						
									Droughtiness grade (DR)		1	1								
38	T	0	30	mCL	n	10YR4/2	Fe	few	1	-	53	53	n	n	*IV*	3b	**3b**	WE		
		30	45	hCL		10YR5/2	Fe	many	1	m/poor	21	21	y	y						
		45	120	C		10YR5/1	Fe	many	0	poor	56	33	y	y						
										Total	**130**	**107**		Standing water						

									MB	25	9								
								Droughtiness grade (DR)		2	2								
39	T	0	30	mCL	n	10YR4/3	Fe	few	0	-	54	54	n	n	*III*	3a	**3a**	WE	
		30	50	mCL		10YR5/3	Fe	com	1		42	42	y	n					
		50	120	C		10YR6/1	Fe	many	0	poor	49	26	y	y					
										Total	**145**	**122**							
										MB	40	24							
								Droughtiness grade (DR)		1	1								
40	T	0	20	mCL	n	10YR4/2	Fe	few	2	-	35	35	n	n	*III-IV*	3b	**3b**	WE	
		20	48	mCL		10YR5/2	Fe	com	1	m/poor	46	49	y	n					
		48	120	C		10YR5/2	Fe,Mn	many	2	poor	45	19	y	y					
										Total	**126**	**103**		Standing water					
										MB	21	5		Groundwater within TS (5cm)					
								Droughtiness grade (DR)		2	2								
41	T	0	25	mCL	n	7.5YR3/2	Fe	few	4	-	43	43	n	n	*IV*	3b	**3b**	WE	
		25	47	mCL		7.5YR4/2	Fe	many	4	m/poor	34	34	y	n					
		47	120	hCL		10YR5/2	Fe,Mn	many	0	poor	49	24	y	y					
										Total	**126**	**101**		Standing water					
										MB	21	3		Groundwater within TS (20cm)					
								Droughtiness grade (DR)		2	2								
42	T	0	20	mCL	n	10YR4/2	Fe	few	0	-	36	36	n	n	*IV*	3b	**3b**	WE	
		20	45	mCL		10YR5/2	Fe	com	2	m/poor	34	34	y	n					
		45	120	C		10YR6/1	Fe	many	0	poor	56	33	y	y					
										Total	**126**	**103**		Standing water					
										MB	21	5		Groundwater within TS (20cm)					
								Droughtiness grade (DR)		2	2								
43	T	0	20	mCL	n	10YR4/2	Fe	few	2	-	35	35	n	n	*IV*	3b	**3b**	WE	
		20	45	hZCL		10YR5/2	Fe	com	2	m/poor	36	36	y	y					
		45	120	C		10YR6/1	Fe,Mn	many	0	poor	56	33	y	y					
										Total	**126**	**103**		Standing water					
										MB	21	5		Groundwater within TS (20cm)					

									Droughtiness grade (DR)		2	2							
44	T	0	30	mCL	n	10YR4/2			0	-	54	54	n	n	*III-IV*	3b	**3b**	WE	
		30	45	mCL		10YR5/2	Fe	com	1	m/poor	21	21	y	n					
		45	80	hCL		10YR5/1	Fe	many	0	poor	27	30	y	y					
		80	120	C		10YR6/2	Fe	many	0	poor	28	0	y	y					
										Total	**130**	**105**		Standing water					
										MB	25	7							
									Droughtiness grade (DR)		2	2							
45	T	0	30	mCL	n	10YR4/3			3	-	52	52	n	n	*IV*	3b	**3b**	WE	
		30	45	hZCL		10YR4/2	Fe,Mn	com	2	m/poor	21	21	y	y					
		45	120	C		10YR5/2	Fe	many	1	poor	55	32	y	y					
										Total	**129**	**106**		Standing water					
										MB	24	8		Groundwater at 40cm					
									Droughtiness grade (DR)		2	2							
46	T	0	30	mCL	n	10YR4/2	Fe	few	1	-	53	53	n	n	*IV*	3b	**3b**	WE	
		30	50	hZCL		10YR5/2	Fe	many	0	m/poor	29	29	y	y					
		50	65	mZCL		10YR5/2	Fe	many	2	poor	9	18	y	y					
		65	120	C		10YR6/1	Fe,Mn	many	0	poor	39	7	y	y					
										Total	**130**	**107**		Standing water					
										MB	25	9							
									Droughtiness grade (DR)		2	2							
47	T	0	30	mCL	n	10YR4/1	Fe	com	2	-	53	53	y	n	*IV*	3b	**3b**	WE	
		30	47	mCL		10YR5/2	Fe,Mn	many	5	m/poor	27	27	y	n					
		47	120	C		10YR5/1	Fe	many	0	poor	49	26	y	y					
										Total	**129**	**106**		Standing water					
										MB	24	8		Groundwater within TS (20cm)					
									Droughtiness grade (DR)		2	2							
48	T	0	20	mCL	n	7.5YR4/2	Fe	com	3	-	35	35	y	n	*IV*	3b	**3b**	WE	
		20	40	mCL		7.5YR5/2	Fe,Mn	many	0	m/poor	28	28	y	n					
		40	120	hCL		7.5YR5/2	Fe,Mn	many	0	poor	61	36	y	y					
										Total	**124**	**99**		Standing water					

										MB	19	1		Groundwater within TS (30cm)					
									Droughtiness grade (DR)		2	2							
49	T	0	20	mCL	n	7.5YR4/2	Fe	com	1	-	36	36	y	n	*IV*	3b	**3b**	WE	
		20	40	mCL		7.5YR5/2	Fe	many	3	m/poor	27	27	y	n					
		40	120	hCL		7.5YR5/2	Fe	many	0	poor	61	36	y	y					
										Total	**124**	**99**		Standing water					
										MB	19	1		Groundwater within TS (30cm)					
									Droughtiness grade (DR)		2	2							
50	T	0	25	mCL	n	10YR4/2			6	-	42	42	n	n	*III-IV*	3b	**3b**	WE	
		25	48	mCL		10YR5/2	Fe	many	6	m/poor	33	33	y	n					
		48	120	C		10YR5/2	Fe,Mn	many	7	poor	46	24	y	y					
										Total	**121**	**100**		Standing water					
										MB	16	2		Profile fully saturated					
									Droughtiness grade (DR)		2	2							
51	T	0	30	mCL	n	10YR4/2	Fe	many	2	-	53	53	y	n	*IV*	3b	**3b**	WE	
		30	47	mCL		10YR5/2	Fe	many	2	m/poor	27	27	y	n					
		47	120	C		10YR5/1	Fe,Mn	many	0	poor	49	26	y	y					
										Total	**129**	**106**		Standing water					
										MB	24	8		Groundwater within TS (30cm)					
									Droughtiness grade (DR)		2	2							
Pit D/ 52	T	0	30	mCL	n	10YR4/2	Fe	many	2	-	53	53	y	n	*III-IV*	3b	**3b**	WE	
		30	47	mCL		10YR5/2	Fe	many	3	m/poor	27	27	y	n					
		47	120	C		10YR5/1	Fe	many	0	poor	49	26	y	y					
										Total	**129**	**106**		Standing water					
										MB	24	8							
									Droughtiness grade (DR)		2	2							

Appendix 3: Pit Descriptions and Photographs

Pit A		Description (horse paddock)
Ap	0-18 cm	Dark yellowish brown (10YR3/4) medium clay loam, fine granulated peds that are loose and well developed and medium subangular blocky peds; many roots throughout, iron mottles along root channels, about 3% hard stones.
Bg	18-52 cm	Dark greyish brown (10YR4/2) medium clay loam, small-coarse subangular blocky structure, well developed with loose consistency, common roots, many iron mottles.
BCg	52-60	Brown (10YR5/3) clay, medium-coarse subangular blocky structure, moderately developed with massive consistency, few roots, iron mottles.
C	60-100 cm	Brown (10YR5/3) clay, medium-coarse subangular blocky structure, poorly developed with massive consistency, iron mottles.

Pit A Geology: London Clay Formation

ALC Grade 3a

Pit A structures reassembled
Marker every 10cm



60-100 cm



Pit B		Description (grass), poaching evident
Ap	0-28	Dark yellowish brown (10YR3/4) sandy loam, fine-sized granulated peds that are loose and moderately developed; common roots throughout, occasional worms and 5% hard stones.
Bw	28-55	Yellowish Brown (10YR5/6) sandy loam, fine granular to medium subangular blocky peds. Loose and moderately developed; few roots throughout. 2% hard stones.
Bw	55-120	Yellowish Brown (10YR5/6) sandy loam.

Pit B Geology: Durley Sand Member – Sand

ALC Grade 2

Pit B structures reassembled
Marker every 10cm



60-120 cm



Pit C		Description (grass)
Ap	0-38	Dark yellowish brown (10YR3/4) medium clay loam, fine-sized granulated peds that are loose and well developed and medium subangular blocky peds; many roots throughout, iron mottles present.
Bg	38-70	Brown (10YR5/3) and dark yellowish brown (10YR4/4) medium clay loam, moderate fine subangular blocky structure; some roots throughout, iron mottles present, about 5% hard stones.
BCg	70-120	Brown (10YR5/3) and dark yellowish brown (10YR4/4) heavy silty clay loam.

Pit C Geology: London Clay Formation

ALC Grade 3a

Pit C structures reassembled

Marker every 10cm

60-120 cm





Pit D		Description (grass)
Ap	0-30 cm	Dark greyish brown (10YR4/2) medium clay loam, massive consistency; many roots throughout, iron present along root channels, manganese nodules present, 3% hard stones.
Bg	30-47 cm	Greyish brown (10YR5/2) medium clay loam, massive consistency, many iron mottles present, manganese nodules present and 2% hard stones.
C	47-100 cm	Grey (10YR5/1) clay, very many iron mottles present.

Pit D Geology: London Clay Formation

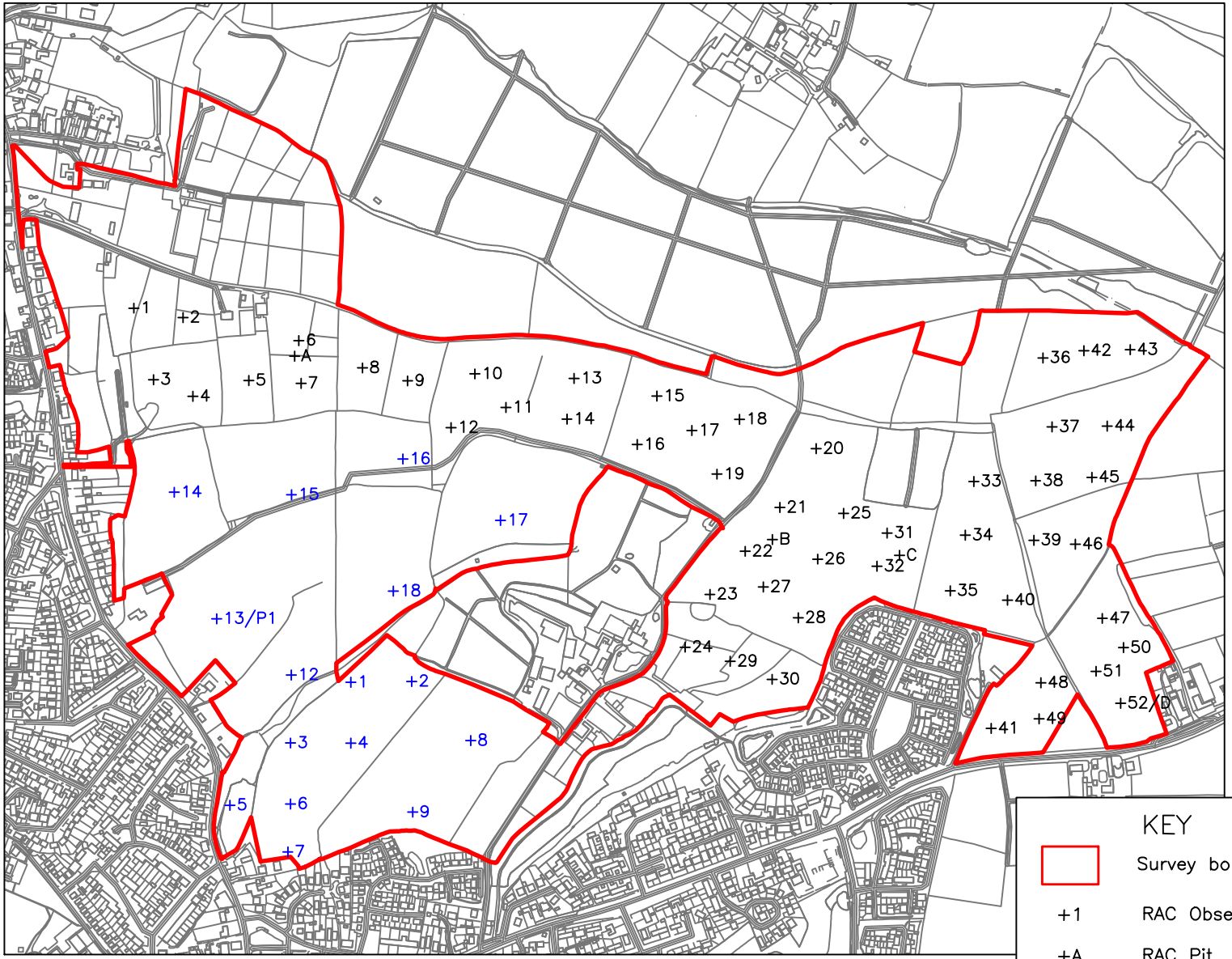
ALC Grade 3b

Pit D structures reassembled



Pit D 0-50 cm





N

1:10,000

0 200m 400m

KEY

Survey boundary

+1 RAC Observation

+A RAC Pit

+1 ADAS Observation

+P1 ADAS Pit

Rev.	Comment	Date

Drawing title

OBSERVATION MAPPING

Contract

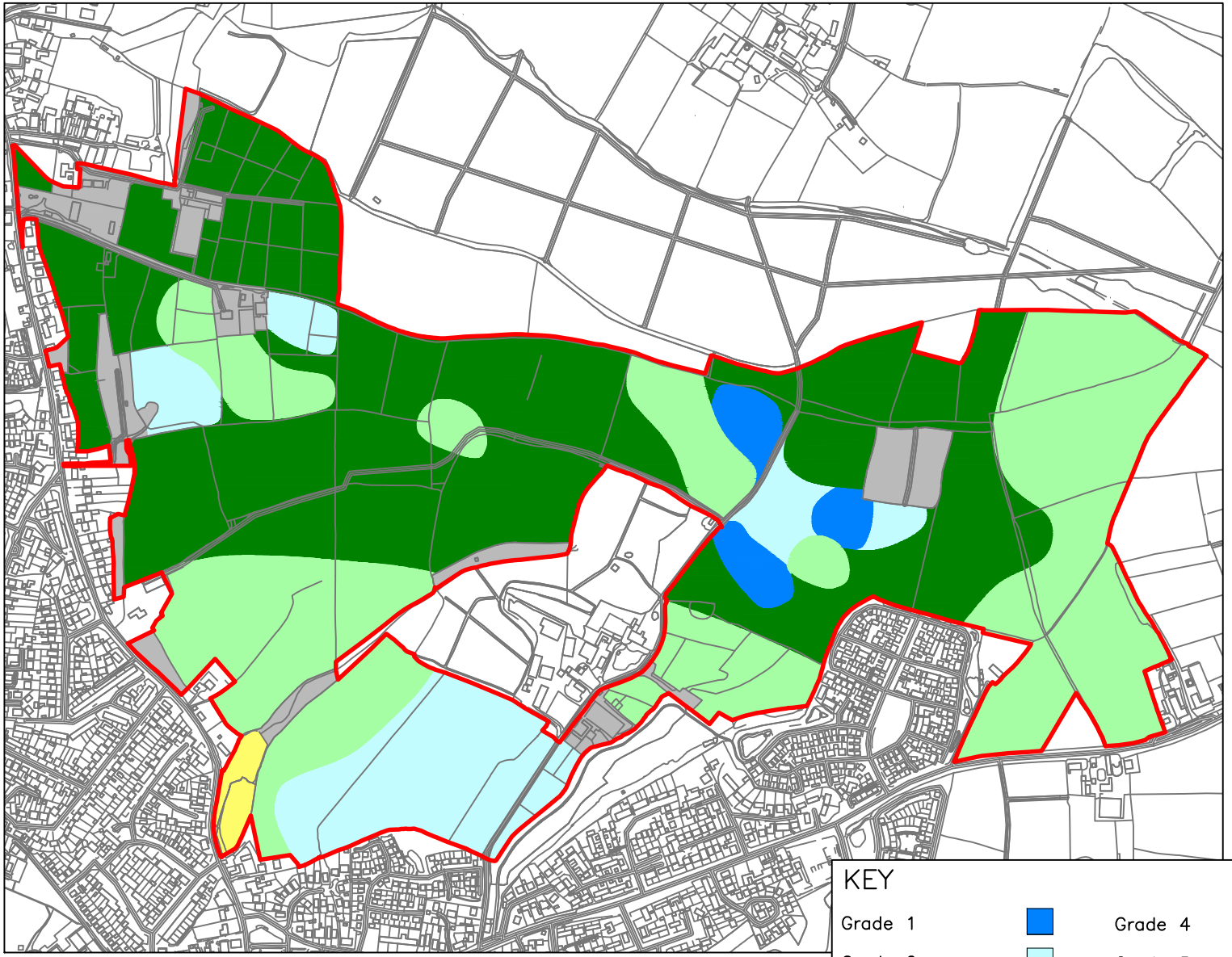
LAND NORTH–EAST OF FAIR OAK,
EASTLEIGH

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AGRICULTURAL LAND CLASSIFICATION

Contract

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RAC/10653/2	
Drawn by: AGM	Checked by: AIF
Scales: 1:10,000@A4	Date: 05/2025

APPENDIX 9. FRAMEWORK PLAN

Crowthorne House, Nine Mile Ride, Wokingham, RG40 3GZ | 01344 753 220
wokingham@boyerplanning.co.uk | boyerplanning.co.uk



Key

- Site Boundary
- 01 Potential vehicular access point
- 02 Potential location for primary school
- 03 Potential location for early years centre
- 04 Potential location for local centre including co-working, mobility hu and community uses
- 05 Potential for a food store with car parking
- 06 Kickabout space
- 07 New woodland planting
- 08 Opportunity to downgrade Winchester Road and re-provide a vehicular route through the site – this will benefit existing residents by allowing Winchester Road to become quieter and alleviate capacity concerns at the Sandy Lane/Winchester Road junction

  This north to south road will also provide improved pedestrian and cyclist infrastructure
- 09 Potential community hub with coworking and cafe
- 10 Potential bus route
- Play space
- Public right of way
- Walking to school route
- Residential development

CLIENT:
Croudace Homes

PROJECT:
North East Fair Oak, Eastleigh

DRAWING:
Wider site concept plan

PROJECT NUMBER:
1413

DRAWING NUMBER:
005

CHECKED BY:
LA

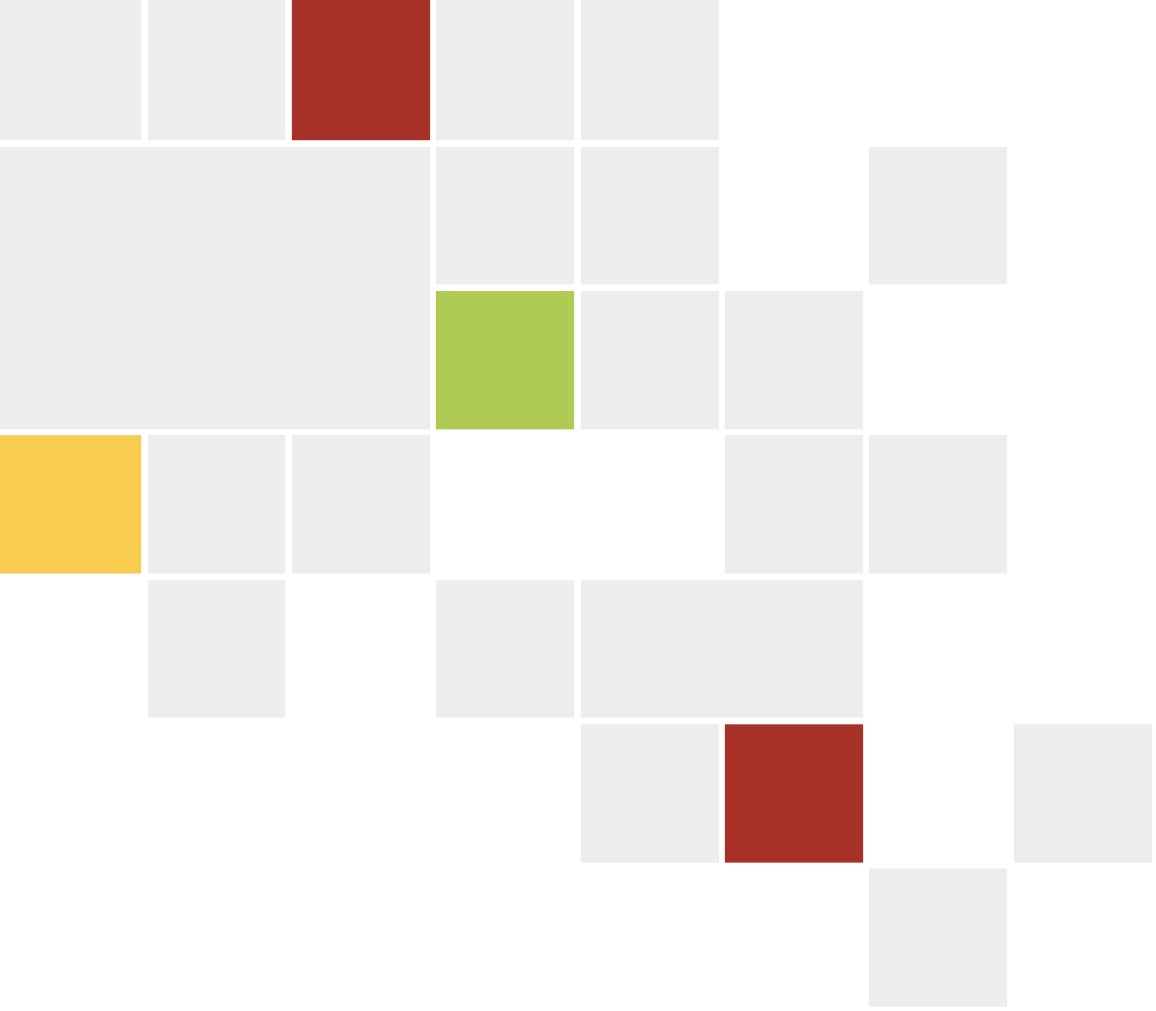
REVISION:
-

STATUS:
Draft

DATE:
30/07/2025

SCALE:
NTS

MOSAIC
Urban Design & Masterplanning



Boyer