ONE HORTON HEATH

Outline Planning Application Masterplan

Environmental Statement Non-Technical Summary

December 2020, updated July 2024

EASTLEIGH BOROUGH COUNCIL | Investing in **our** community

NON-TECHNICAL SUMMARY

1.1 INTRODUCTION

1.1.1 Eastleigh Borough Council ("the Applicant") is proposing the development of land west of Horton Heath, known as the One Horton Heath Project ("the Site").

1.1.2 Two planning applications have been submitted to the Local Planning Authority (LPA), Eastleigh Borough Council ("EBC"). The two planning applications comprise:

- An Outline Planning Application (defined in the ES as 'the Wider OPA') for the whole One Horton Heath project; and

- A full planning application for the first phase of the One Horton Heath project (defined in the ES as 'OPA Phase 1') for 381 dwellings. This planning application (F/20/89500) was approved on 5 December 2022.

1.1.3 The outline planning application for the Wider OPA is for comprehensive development of the site, delivering up to 2,500 No. Residential Dwellings, local employment, local retail, leisure, employment and community facilities, primary school, formal and informal publicly accessible open space, including formal sports facilities, landscaping, green infrastructure and sustainable drainage systems.

The full description is set out below:

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

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

- *Site preparation and demolition works*

All Matters Reserved Except Access.

1.1.4 The description of development for the OPA Phase 1 is:

Erection of 393 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure.

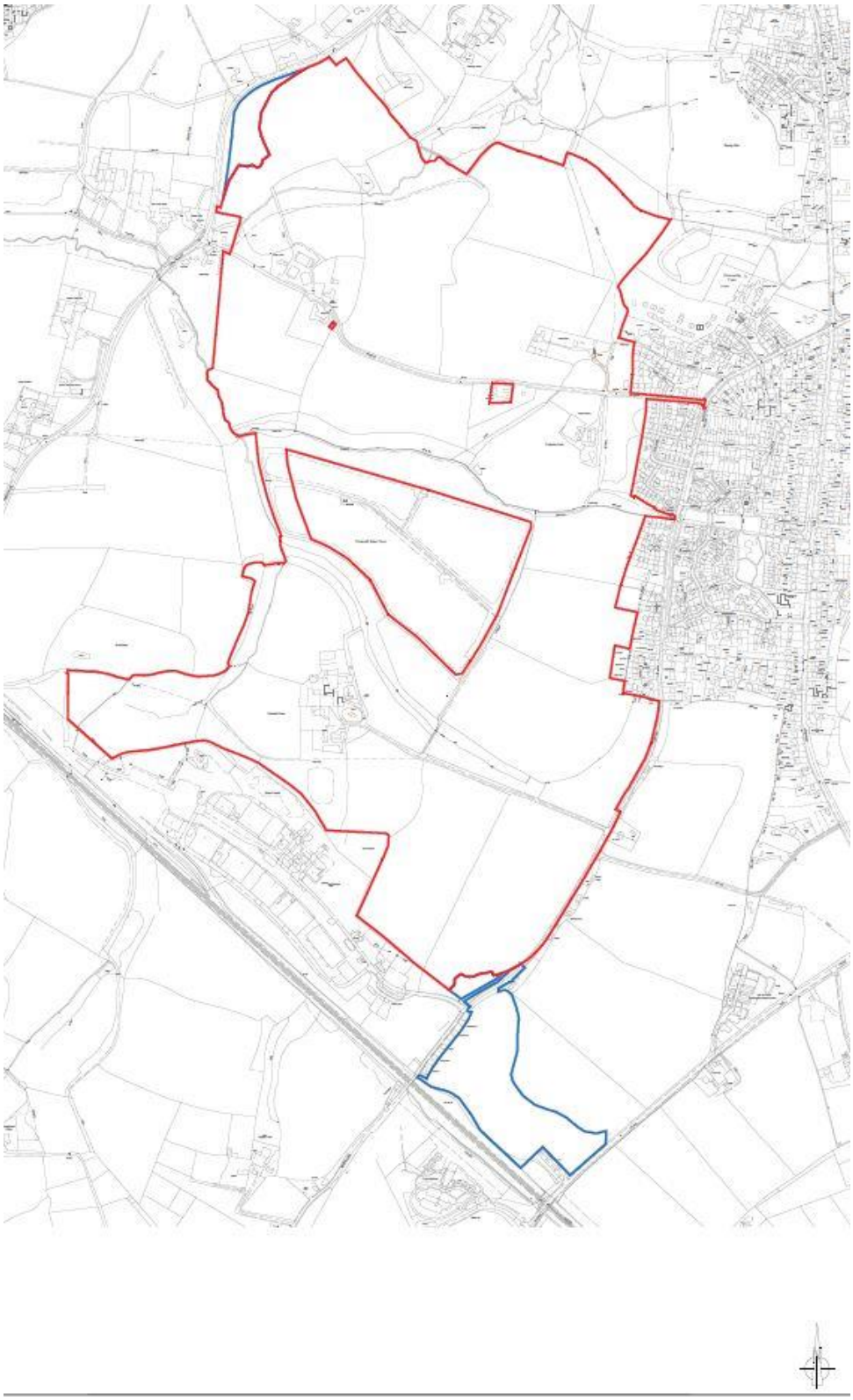
1.1.5 The project as a whole is referred to in the ES as 'the Proposed Development'.

1.1.6 Savills (UK) Limited ("Savills") has co-ordinated the preparation of the Environmental Impact Assessment (EIA) including the preparation of this Environmental Statement (ES) and Non-Technical Summary (NTS) (this document). The NTS sets out the key issues and findings of the ES in an accessible format for the wider audience.

1.1.7 The ES and this NTS accompany a suite of documents that together support the Planning Application submitted to the Local Planning Authority (LPA) Eastleigh Borough Council (EBC).

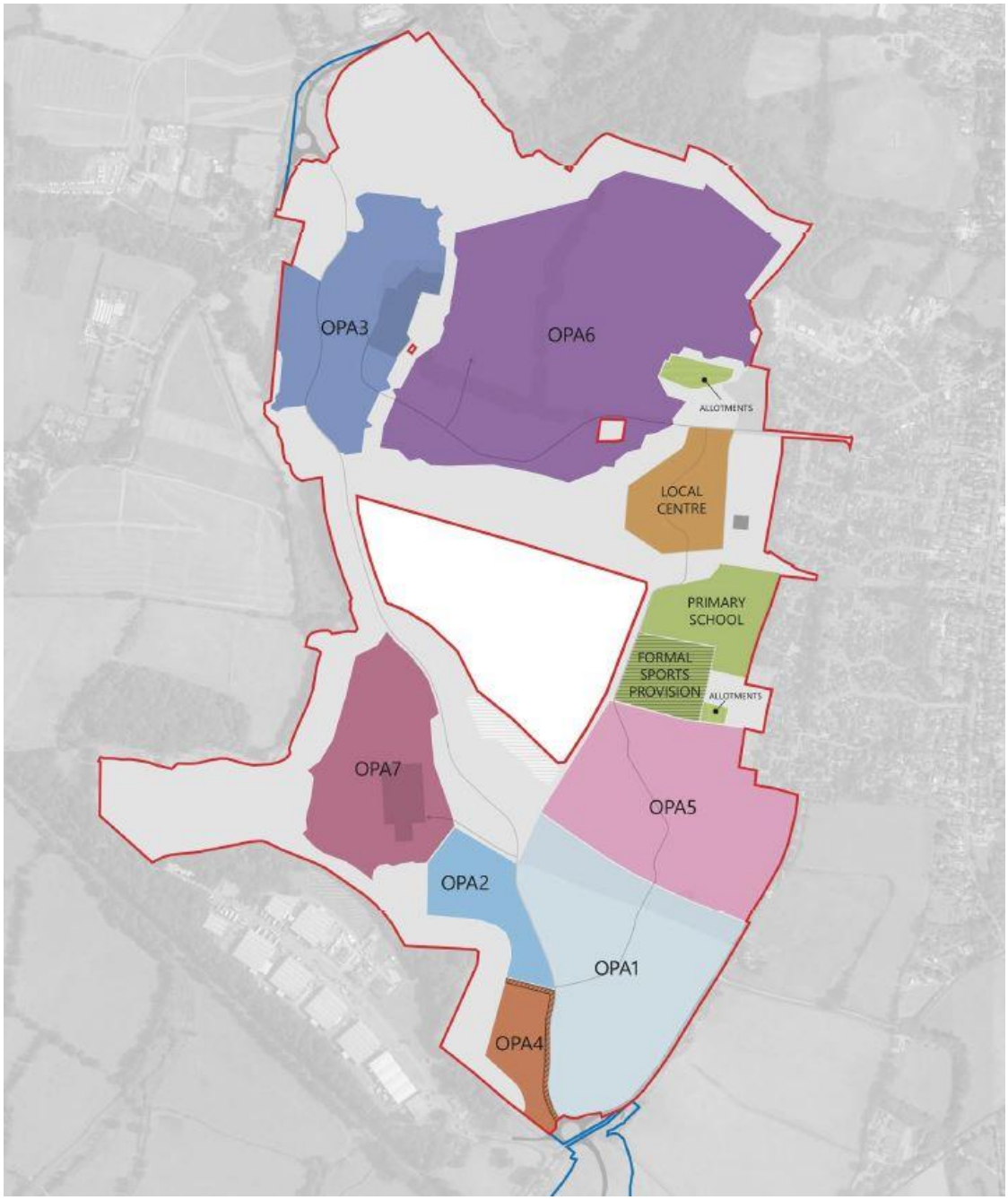
1.1.8 Figure 1 shows the Wider OPA Site boundary.

Figure 1: Wider OPA Site Boundary



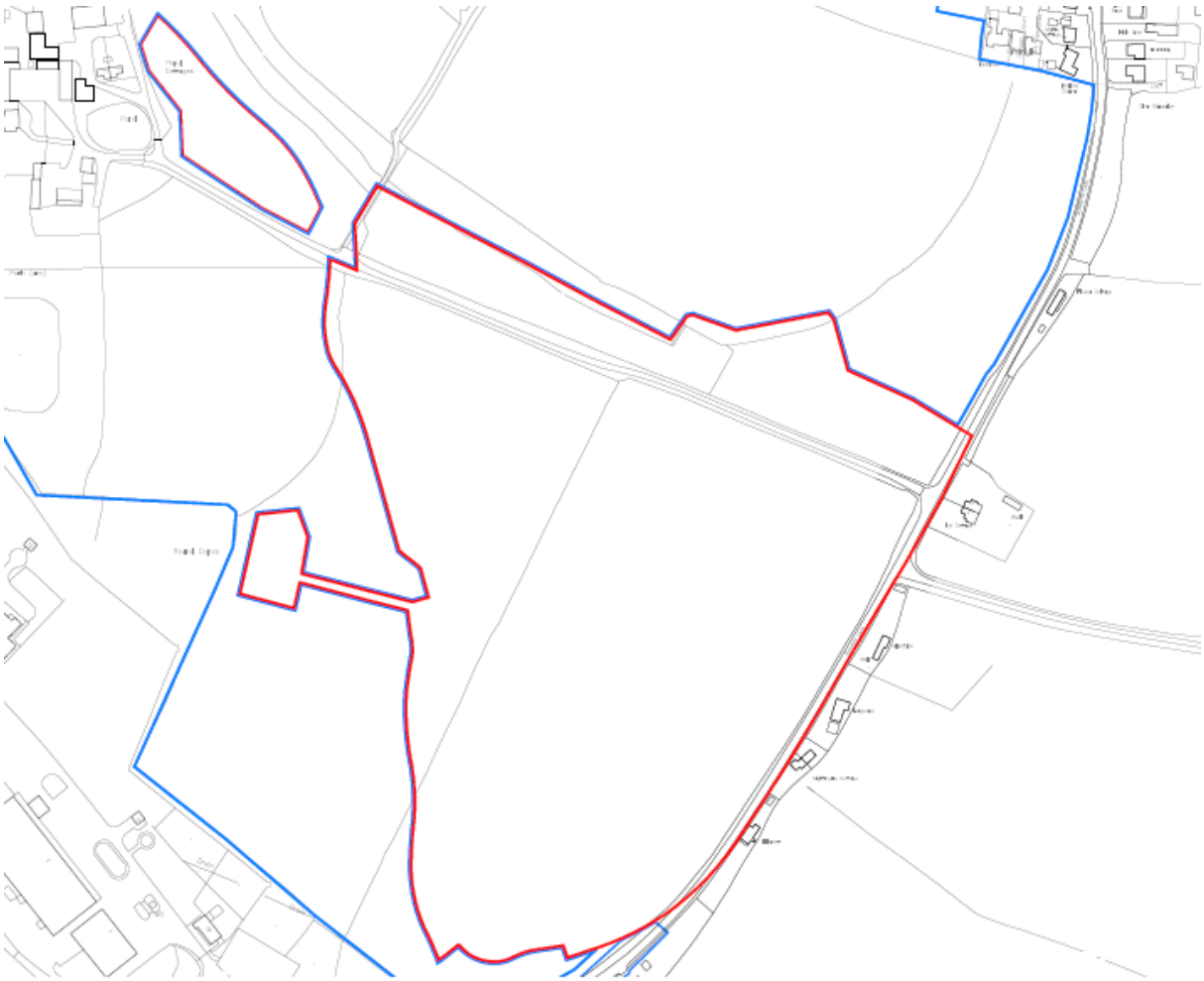
1.1.9 The location of the OPA Phase 1 Site (see OPA1) is shown in Figure 2.

Figure 2: OPA Phase 1 Site Location



1.1.10 The red line plan for OPA Phase 1 is shown in Figure 3.

Figure 3: OPA Phase 1 Red Line Boundary



1.2 WHAT IS ENVIRONMENTAL IMPACT ASSESSMENT (EIA)?

1.2.1 EIA is a systematic, objective and iterative process through which the likely significant environmental effects of a project can be identified, assessed, and, wherever possible, avoided or mitigated. EIA aims to improve the environmental design of a development scheme and provide decision-makers with sufficient information about the environmental impacts of a proposal.

1.2.2 This process and its outcomes are then reported in the ES to the decision maker (here the LPA), its advisors, and the public.

1.2.3 This NTS and the ES have been prepared under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)("the 2017 Regulations").

EIA Process

1.2.4 The 2017 Regulations require that before planning permission is granted for certain types of development an EIA must be undertaken.

1.2.5 EIA follows an iterative process that has the following stages:

- Screening is the first stage of the EIA process where the relevant authority (LPA or the Secretary of State (SoS)) decides if EIA is required based upon the likelihood of significant environmental effects occurring as a result of the proposed development, either alone or in combination with other development proposals.

- Once it has been agreed that EIA is required for the proposed development, scoping may be undertaken to define what should be assessed and to ensure that the EIA is proportionate to the scale of the project and focussed upon the likely significant effects. This is done with input from the relevant authority and statutory consultees (including the Environment Agency, Heritage England, Natural England and the Highways England).

- With the scope of the EIA set, relevant information on the environmental baseline conditions is collected. This information is then used initially to understand the dynamics of the likely significant environmental effects and inform the design of the project to avoid and/or minimise likely significant adverse environmental effects. It is also at this stage that areas of mitigation and potential environmental enhancement are identified.

- The formal assessment stage is then undertaken on the fixed parameters that make up the development envelope (as set out in Chapter 3 of the ES) to define the likely significant environmental effects of the proposed development. Any likely significant adverse effects that are identified during the formal assessment stage are then reviewed against the design to consider whether alterations could be made to avoid or reduce the effect.

- Where likely significant adverse effects cannot be avoided or reduced through alterations to the design itself, mitigation measures are considered. Monitoring is also proposed to measure the actual significance of the effect during and after construction, and allow management of mitigation where appropriate.

1.2.6 The ES reports on the outcome of the EIA process and details the assessment that has been undertaken. Once the EIA is completed, the ES is submitted to the determining authority for consideration with the planning application.

1.3 SCREENING AND SCOPING FOR EIA

1.3.1 The 2017 Regulations set out the types of development that must always be subject to an EIA (Schedule 1 development) and other development that will only require assessment if it is likely to give rise to significant environmental effects (Schedule 2 development).

1.3.2 Schedule 3 of the EIA Regulations provides guidance and thresholds to help to decide whether EIA is required for a Schedule 2 development.

1.3.3 The Proposed Development falls within Schedule 2 Section 10(b) of the 2017 Regulations as an *"Urban development project"* in which *"the development includes more than 150 dwellings"*, and "*the overall area of the development exceeds 5 hectares*".

1.3.4 Given of the nature and scale of the Proposed Development and its location with a sensitive area, the applicant concluded that significant environmental effects could arise. As such it was considered that the Proposed Development qualifies as EIA development as defined within the regulations. Therefore, a formal Screening Opinion was not requested.

Scoping and EIA Consultation

1.3.5 In April 2020 an EIA Scoping Opinion was initially sought from EBC.

1.3.6 As part of the Scoping process, statutory consultees were advised of the proposal and given the opportunity to provide comments in order to assist the LPA in the formulation of its formal Scoping Opinion.

1.3.7 In August 2020, EBC issued their formal Scoping Opinion.

1.3.8 As required by the 2017 Regulations this EIA is based upon the Scoping Opinion.

1.4 ENVIRONMENTAL STATEMENT STRUCTURE

1.4.1 The ES is structured as follows:

Volume 1a: ES Main Statement
Volume 1b: ES Main Statement Figures (including Parameter Plans)
Volume 2: Technical Appendices
Non-Technical Summary (NTS)(this document)

Volume 1: ES Main Report

1.4.2 This ES Main Report comprises the following chapters

Introductory Chapters

Chapter 1: Introduction

This chapter presents the legal framework and structure to the ES and an overview of the project team.

Chapter 2: Site and Designations

This chapter presents a summary overview of the Wider OPA Site and OPA Phase 1 Site.

Chapter 3: The Proposed Development

This chapter presents the Proposed Development and parameters assessed.

Chapter 4: Consultation and Alternatives

This chapter outlines the consultation and stakeholder engagement activities that have been undertaken and the alternative development options that have been considered.

Chapter 5: EIA Approach

This chapter provides information on the general scope and methodology employed during the EIA process.

Technical Chapters

1.4.3 Chapters 6 – 14 describe the baseline conditions for various environmental topics and provide an assessment of likely significant environmental effects taking into account mitigation and enhancement measures to be implemented. Assessment related to the following topics has been undertaken by technical specialists.

Chapter 6: Socio-Economics
Chapter 7: Air Quality
Chapter 8: Transport and Access
Chapter 9: Built Heritage
Chapter 10: Ecology
Chapter 11: Water Environment
Chapter 12: Noise and Vibration
Chapter 13: Landscape and Visual

Concluding Chapter

Chapter 14: Assessment, Mitigation and Implementation Summary

This chapter presents the assessment of interactive effects, sets out the proposed mitigation and enhancement measures and how they are to be controlled, implemented and verified and summarises the residual effects of the Proposed Development taking into account their implementation.

Volume 2: Technical Appendices

1.4.4 Volume 2 contains technical appendices supporting the chapters of the ES Main Report.

Non-Technical Summary (this document)

1.4.5 This is a summary of the ES in a non-technical language presenting the existing site conditions, a description of the Proposed Development and setting out the likely environmental effects.

ES Addendums

1.4.6 An Environmental Statement Addendum (ESA) (ESA1) was prepared and submitted in May 2021, which accompanied the submission of amendments to the two planning applications including updates to the original parameter plans and supporting technical reports. The purpose of that ESA was to inform the LPA of the implications of the proposed amendments to the previously assessed project and, as such, any changes to the likely environmental effects of the project as now proposed, in comparison to the previously assessed project.

1.4.7 A further ESA (ESA2) was prepared and submitted in July 2021 to accompany the submission of a full planning application for the One Horton Heath Link Road (Chalcroft Avenue).

1.4.8 A further ES Addendum to ES (ESA3) has been prepared to ensure that Eastleigh Borough Council has up to date environmental information, ahead of the Local Planning Authority determining the Outline Planning Application.

1.5 THE SITE AND SURROUNDINGS

1.5.1 The Wider OPA Site (as shown on Figure 1) is an area of land west of Horton Heath, near Eastleigh, Hampshire. The Site borders Allington Lane to the northwest, part of Burnetts Lane at the eastern boundary and Bubb Lane in the southernmost corner. Fir Tree Lane intersects the Site linking Allington Lane to Horton Heath Village, whilst Chalcroft Solar Park is situated towards the middle of the Wider OPA Site on the western side.

1.5.2 Horton Heath Village is located adjacent to the Wider OPA Site on the east boundary. Chalcroft Distribution Park is located immediately south beyond which an active railway line, running between Hedge End and Eastleigh stations, is situated.

1.5.3 The Wider OPA Site is approximately 130.9 hectares in size and is largely comprised of agricultural land, with a few clusters of farm buildings and residences located throughout. The topography is broadly flat with some gentle undulation.

1.5.4 The OPA Phase 1 Site is located to the southernmost extent of the Wider OPA Site (see Figure 2) and includes part of Burnetts Lane to its eastern border and an unnamed track and agricultural fields to its northern border. Chalcroft Farm is to the west of the OPA Phase 1 Site, whilst Round Copse borders the south west of the OPA Phase 1 Site beyond which lies Chalcroft Business Park. Immediately to the south of the OPA Phase1 Site lies the access infrastructure junction from Burnetts Lane which will connect the OPA Phase 1 Site to the Wider OPA.

1.5.5 The OPA Phase 1 Site is approximately 7.3ha in size and is comprised of agricultural land. Vegetation is generally restricted to field boundaries in the form of hedgerows. These run through the centre of the OPA Phase 1 Site as well as to the northern, southern and western borders.

Public Rights of Way

1.5.6 Several Public Rights of Way are located within and adjacent to the Wider OPA Site, as identified through Hampshire County Councils Rights of Way map. These broadly run in an east to west direction and are connected by additional north to south footpath links.

- Footpath Route 3 runs from east to west at the southern boundary connecting Allington Lane and Burnetts Lane. West End Footpath 3 runs to the northern and eastern boundaries of the OPA Phase 1 Site.
- Footpath Route 1 runs from Allington Lane through the middle of the site, along the boundary of the Chalcroft Solar Park, to Horton Heath Village.
- Footpath Route 2 joins these paths providing a north to south link.

1.5.7 In the north of the Wider OPA Site, Footpath Route 11 connects Fir Tree Lane to additional Rights of Way outside the Wider OPA Site boundary, eventually linking up with the residential properties at Pavilion Close. Footpath Route 10 is located on the eastern boundary linking routes 11 and 1.

Ground Conditions and Agricultural Land

1.5.8 The Wider OPA Site (including the OPA Phase 1 Site) is predominately underlain by Wittering Formation (Sand, Silt and Clay) bedrock with a small area of Earnley Sand Formation (Sand,

Silt and Clay) in the southeast corner of the Wider OPA Site. Alluvium (Clay, Silt, Sand and Gravel) superficial deposits are associated with the areas underlying on-site watercourses.

1.5.9 The majority of the Wider OPA Site (including the OPA Phase 1 Site) is located on Grade 3b agricultural land and contains patches of Grade 4 around Chalcroft Distribution Park. Therefore, development of this land would not impact on the provision of best and most versatile agricultural land in the area.

Heritage

1.5.10 There are no designated Archaeological Assets or Scheduled Monuments within the Wider OPA Site (including the OPA Phase 1 Site) or the immediate surrounding (within 1km).

1.5.11 There are no designated built heritage asset located within the Wider OPA Site boundary (including the OPA Phase 1 Site). However, the Wider OPA Site wraps around the Grade II listed Fir Tree Farm House which is located towards the north western side.

1.5.12 The surrounding area contains various designated heritage assets including four listed buildings in the neighbouring villages of Horton Heath and Fair Oak:

- Rambers Cottage, Grade II listed, located 200m east;
- Saxon Court, Grade II listed, located 280m west;
- The Bush, Grade II listed, located 320m north west; and
- The Cockpit, Grade II listed, located 679m west.

1.5.13 Other listed buildings nearby include:

- West Horton Farm Cottages, Grade II listed, located 0.7km west; and
- Moorgreen Farmhouse, Grade II listed, located 0.9km southeast.

Flood Risk and Drainage

1.5.14 With reference to the Environment Agency's (EA) 'Flood Map for Planning' the Wider OPA Site is predominantly located in Flood Zone 1, and is therefore considered at low risk from flooding. Areas of Flood Zones 2 and 3 are present along the unnamed Main River which forms the Wider OPA Site's western boundary and Fair Oak Stream which bisects the northern area.

1.5.15 The Wider OPA Site is predominately at Very Low risk of flooding from watercourses and from surface water runoff or localised accumulations of surface water as a consequence of an intense rainfall event.

Nature Conservation

1.5.16 The Wider OPA Site largely comprises a series of agricultural field compartments divided by hedgerows with trees. The north of the site is predominantly set to arable crops whilst the southern half is characterised by grass pasture. The hedgerows provide ecological connectivity through the Site, however, the intensively managed arable fields are of limited ecological value.

1.5.17 There are no Statutory Designated Sites of nature conservation interest within the Wider OPA Site, although a number are located in the surrounding area.

1.5.18 The closest Statutory Designated Site of nature conservation interest is the River Itchen Site of Special Scientific Interest (SSSI) which is located approximately 1.1km west at its nearest point.

Landscape Character

1.5.19 Natural England locates the Wider OPA Site within National Character Area (NCA) 128: South Hampshire Lowlands.

Air Quality and Noise

1.5.20 EBC currently has four Air Quality Management Areas (AQMA) following the recognition of poor air quality in the borough. The closest of which is the A335 Eastleigh AQMA No.1 located approximately 2.9km to the west.

1.5.21 EBC have not identified the Horton Heath area as being at risk of exceeding air quality objective levels, therefore no specific monitoring or modelling has been undertaken for this location by the Council.

1.5.22 The Chalcroft Distribution Centre is located to the south of the Wider OPA Site, however a review of the Envirocheck data for the area has confirmed that there are no activities on this site which may result in the potential for elevated levels of air quality pollutants.

1.5.23 The railway line which boarders parts of the southern end of the Wider OPA Site may produce audible noise in nearby areas of the Proposed Development, particularly in periods of low road traffic movements. Additional noise sources in the vicinity include Chalcroft Distribution park and the network of roads in the surrounds.

1.6 THE PROPOSED DEVELOPMENT

1.6.1 The planning applications to which this ES relates comprise:

1. an application for outline planning permission, with all matters reserved except access for the One Horton Heath proposals (the Wider OPA); and

2. An application for full planning permission for the first phase of the One Horton Heath proposals (OPA Phase 1).

1.6.2 The description of development for the outline planning application is:

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

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

All Matters Reserved Except Access.

1.6.3 The description of development for the full planning application is:

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

1.6.4 The EIA has been undertaken on the basis of the Parameter Plans and design drawings provided in ES Volume 1b – Main Statement Figures and Drawings and at the end of this document.

- Access Parameter Plan – updated April 2023
- Land Use Parameter Plan – updated April 2023

- Green Infrastructure Parameter plan – updated April 2023
- Building Heights Parameter Plan – updated April 2023
- Demolition Plan
- Fir Tree Lane Improvements Plan

1.6.5 An Illustrative Masterplan (Figure 4) has been produced which demonstrates how the development proposed is achievable within the defined parameters. This was updated in April 2023.

Figure 4: Illustrative Masterplan

1.6.6 The Proposed Development will provide a high quality residential development which responds to the surrounding area and seeks to connect and expand the existing route network surrounding the Wider OPA Site, linking the it to its surrounding context.

3.3.9 Large open space provision is envisioned, responding to the landscape character and enhancing the local ecology present on the Wider OPA Site.

Access Strategy

1.6.7 As shown on the Access Parameter plan, the two principal Wider OPA Site accesses are located in the north west and south east of the Wider OPA Site from Allington Lane and Burnetts Lane respectively. The access junctions benefit from extant planning consent (X/19/86303 and X/19/86475) and take the form of a 3-arm roundabout on Allington Lane and a 4-arm roundabout on Burnetts Lane.

1.6.8 It is proposed that the Allington Lane and Burnetts Lane junctions will be connected via a 30mph Link Road running through the Wider OPA Site.

1.6.9 Where possible the Proposed Development has been designed to promote the use of sustainable travel options and minimise single occupancy car trips. Framework Travel Plans (FTP) have been prepared in support of the Proposed Development which details how this will be achieved.

1.6.10 An Internal Distributor Road will connect with the Link Road and provide access to development parcels alongside the Local Centres, Primary School and area of formal sports provision.

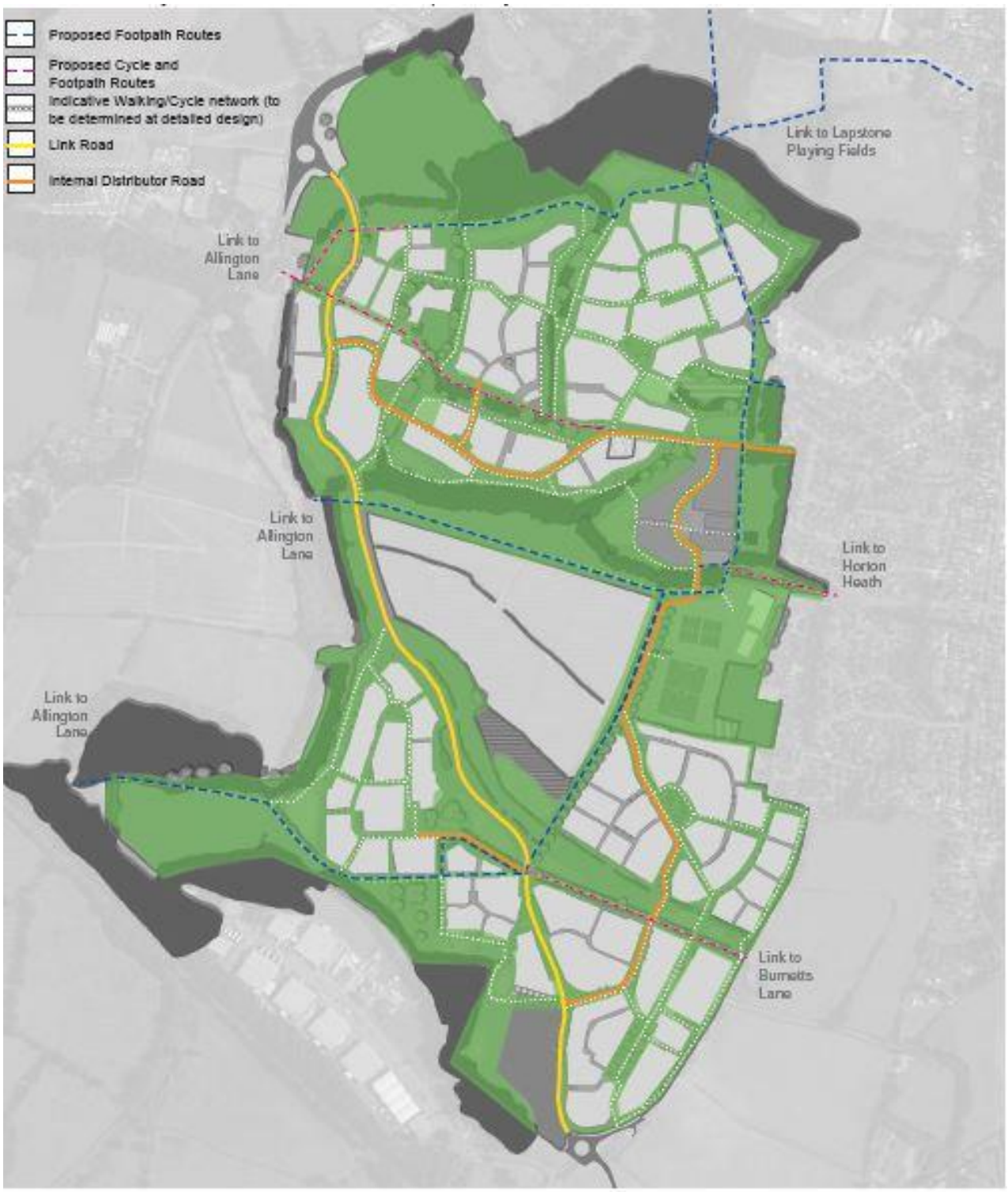
1.6.11 A third site access is located at the existing junction of Fir Tree Lane and Burnetts Lane.

1.6.12 The western end of Fir Tree Lane, which currently crosses the northern half of the Wider OPA Site between Burnetts Lane and Allington Lane, is proposed to be downgraded to a pedestrian and cycle green link (except for access) to the east of the Link Road and a pedestrian only link to the west of the Link Road. The eastern end of Fir Tree Lane would form part of the Internal Distributor Road.

1.6.13 A key network of pedestrian links are proposed across the site which strategically link into the wider network. The downgraded Fir Tree Lane will offer safe east west access from the existing Horton Heath across to Fir tree Farmhouse whilst the upgraded Chalcroft Lane foot and cycle path will offer safe east west access across the southern part of the site. The existing PRoW that runs north-south through the site connects these two points and integrates the Local Centre, formal sports provision and Primary School. Improving footpath 7 to the east of the Local centre offers a key link between existing Horton Heath and the proposed development.

1.6.14 Cycling is at the heart of the sustainable movement strategy and the development caters for cyclists of all abilities.

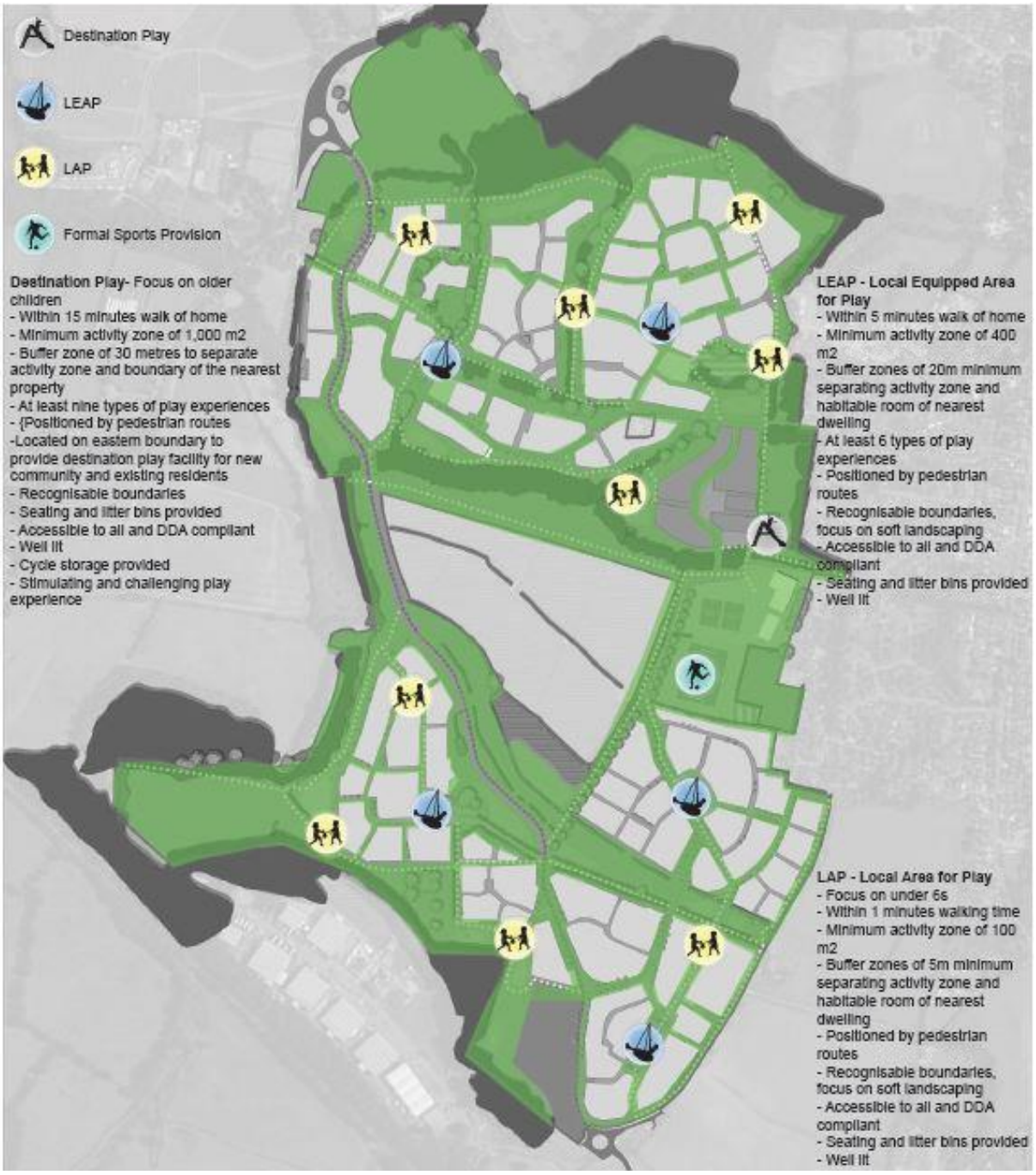
Figure 5: Indicative Recreation Routes



Landscape and Open Space Strategy

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

Figure 6: Indicative Play Provision



1.6.16 As described in more detail in the submitted Open Space Strategy (Tyler Grange), the approach to play provision responds to the historical context, ecology and landscape character of the Wider OPA Site. The provision of play links Quobleigh Woods and Chalcroft with the hub of

activity centred around the principal Local Centre. A destination play facility is to be located in the open to the east of the principal Local Centre.

1.6.17 Areas of Natural and Semi-Natural Green Space are included within the Proposed Development and although they have recreational value for walking and informal play, they are designed to maximise biodiversity opportunities. This can include copses of woodlands, scrub, meadows, and open water/ sustainable drainage features.

1.6.18 A key aspiration of the Proposed Development is the promotion of walking and cycling, not only for the purposes of travel to destinations but also for recreational purposes including dog walking. To this end, as discussed in more detail in the submitted Open Space Strategy, the Proposed Development will incorporate a network of recreational foot and cycle paths that will encourage their use by residents. The quality of the open space provision will be such that residents will be able to meet these leisure needs on site rather than travelling to more distant locations such as the New Forest or Solent areas.

1.6.19 It is proposed that formal sports provision is located to the immediate south of the Primary School, which opens up the opportunity for some complementary and, potentially, shared facilities.

Ecological Mitigation and Management

1.6.20 The Proposed Development includes an integrated landscape and ecological design that would retain and protect ecological receptors from the built environment and create a network of new and enhanced wildlife habitats.

Arboriculture

1.6.21 The design of the Proposed Development has been informed by the Arboricultural Impact Assessment (AIA) undertaken in relation to the Wider OPA Site.

1.6.22 Existing trees form a key component of the overall network of green infrastructure. They form part of the Wider OPA Site's natural landscape, comprising woodlands, tree lines, hedgerows, and standalone specimens.

1.6.23 It is estimated that there would be a loss of around 83 trees, Most of which are of low arboricultural value or have no future retention value. No high value trees will require removal.

1.6.24 The opportunities for new tree planting as part of the Wider OPA proposals is expected to provide a future net gain in tree cover despite the loss of trees predicted.

Drainage Strategy

1.6.25 An Outline Surface Water Drainage Strategy has been produced for the Proposed Development incorporating Sustainable Drainage Systems (SuDS).

1.6.26 The principal aims of SuDS are to limit the hydrological and water quality impact of the Proposed Development and provide opportunities for amenity and biodiversity.

Energy and Sustainability Strategy

1.6.27 Energy and Sustainability Statements have been produced for the Proposed Development which detail the energy strategy.

1.6.28 The Proposed Development will be delivered with the aim of reducing annual energy consumption, whilst providing energy in the most environmentally friendly way to reduce the annual CO2 footprint.

Waste

1.6.29 An "Outline Solid Waste Management Strategy" has been produced for the Proposed Development. The Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through prevention, minimisation, reuse and recycling of materials from both the construction and operational phases of the Proposed Development. The measures set out in the Strategy meet the requirements of relevant waste policy and follow applicable guidance.

<u>Waste from the Construction Phase</u>

1.6.30 It is estimated that the Proposed Development could potentially generate up to 36,874 tonnes of construction waste not including waste material associated with cut/fill.

1.6.31 It is recommended that the Developer or Principle Contractor(s) register the construction site(s) with the Considerate Constructors Scheme.

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

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

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

Waste from the Operational Phase

1.6.35 It is estimated that the Proposed Development could generate up to 2,150 tonnes of municipal solid waste per annum or 41 tonnes per week.

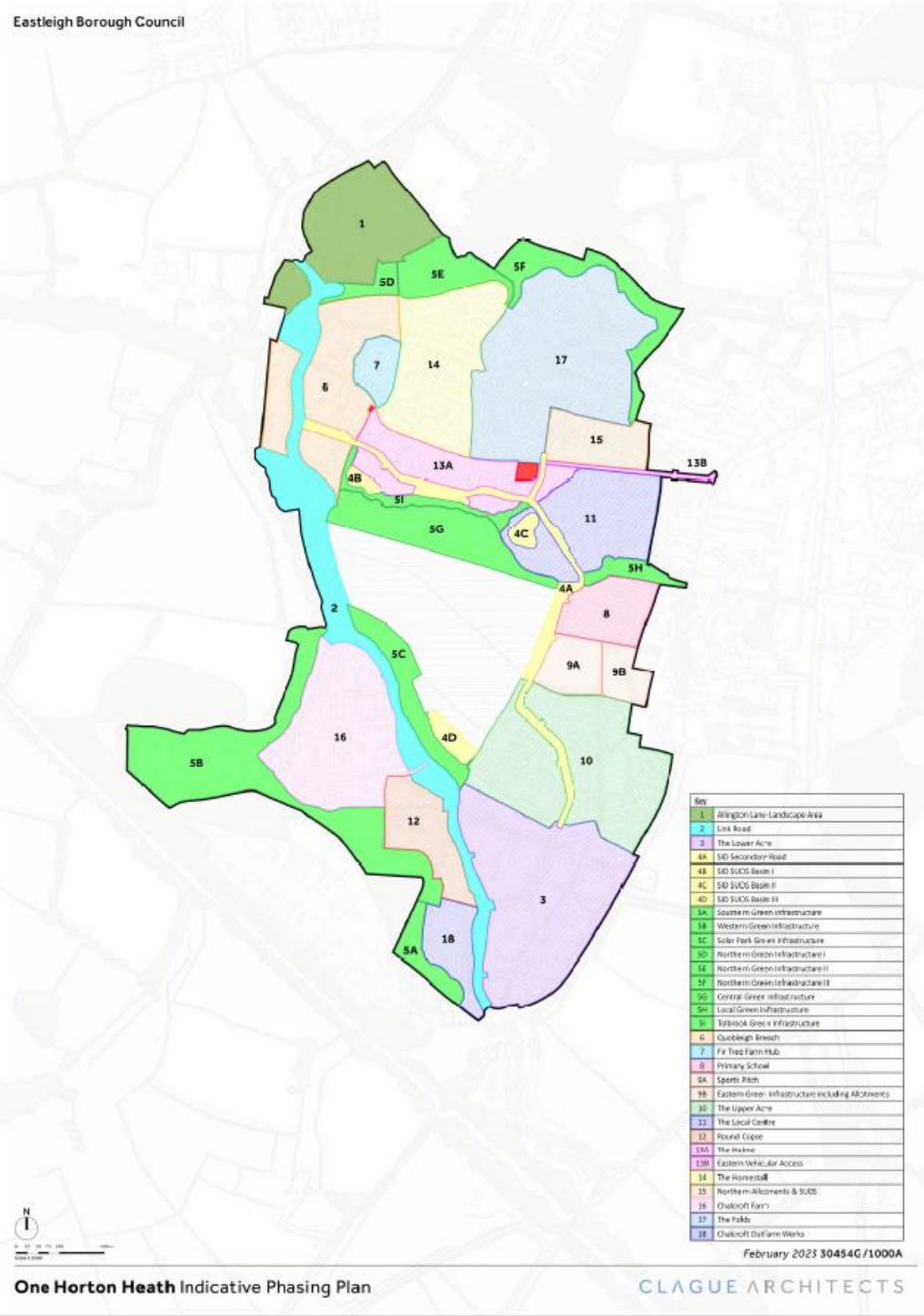
1.6.36 Residential units will incorporate sufficient internal waste storage container to promote the separation of recycling and compostable materials at source.

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

1.7 PHASING, CONSTRUCTOIN AND IMPLEMENTATION

1.7.1 The indicative phasing for the Project is shown below in Figure 7, and is anticipated to be completed over a 15 year period.

Figure 7: Indicative Phasing Plan



1.8 DEVELOPMENT ALTERNATIVES CONSIDERED

1.8.1 The 2017 Regulations do not require the full assessment of all potential alternatives, only a reasonable account of those actually considered by a developer prior to the submission of the planning application.

1.8.2 For this Site there are two realistic types of alternatives, the 'do nothing', where the existing site remains in its current state, or alternative layouts to the Proposed Development submitted for planning approval.

The 'Do Nothing' Scenario

1.8.3 Under the 'do nothing' scenario, there would not be development and the Wider OPA Site (and OPA Phase 1 Site) would remain underused in terms of its economic and social potential. The Wider OPA Site (and OPA Phase 1 Site) would not contribute to the local and regional housing needs of both private and affordable tenure and there would be no socio-economic benefit from the Wider OPA Site (and OPA Phase 1 Site). This is not an alternative option that has been considered further.

A Different Design

1.8.4 Through an iterative design process, evolution of the illustrative masterplan and the parameters of the Proposed Development, including building layout, height and land use, were informed through consultation with the key stakeholders. Design comments were taken on board at each stage in the consultation with these bodies.

1.8.5 The design process was also shaped by the following key considerations:

- **Location and orientation of Primary School and Formal Sports Provision**: The location and orientation of the Primary School site and Formal Sports provision has been determined through a consideration of site topography, ecological features (including hedgerows) and the location of both existing and proposed development (including the Local Centre). By locating the school site to the north of the Formal Sports provision, improved connectivity is achieved between the Local Centre and Primary School.

- **Addition/resizing of allotments provision**: Early designs of the Proposed Development identified a suitable location for the provision of allotments to the north of the Local Centre. This location is well contained visually and also well related to the surrounding land uses. During the design process, including consultation with the Parish Council, it was identified that there may be a requirement for additional allotment provision to cater for projected demand (should this materialise). To provide for this eventuality and in the interest of securing all possible benefits from the proposed

development, a secondary allotment area was identified to the east of the Formal Sports area. To minimise potential visual amenity impacts from the allotment area and also from the formal sports provision itself, additional planting is proposed to assist with screening these elements from both existing and proposed residential properties.

- **Reduction in building heights to south east of Fir Tree Farmhouse:** The Illustrative Masterplan and Parameter Plans have been the subject of ongoing review and input by the technical consultant team. In respect of Built Heritage this review process resulted in a reduction in building heights in the development parcels to the south east of the Listed Fir Tree Farmhouse. This reduction in building heights was made so as to reduce the impacts of development upon the setting of the heritage asset.

1.8.6 The Wider OPA Design and Access Statement, submitted as part of the suite of planning application documents, explains the scheme's evolution.

1.9 THE ASSESSMENT TEAM

1.9.1 The project team has been led by consultants Savills, with input from other specialists both internal and external to the company. The EIA team comprises:

EIA Management and Co-ordination	Savills
Socio-Economics	Savills
Air Quality	Hydrock
Transport and Access	Paul Basham Associates
Built Heritage	Wessex Archaeology
Ecology	Johns Associates
Hydrology	PFA Consulting Ltd
Noise and Vibration	Hydrock
Landscape and Visual	Tyler Grange

1.10 ASSESSMENT SUMMARY

Socio Economics

1.10.1 Eastleigh Borough Council (EBC) had a population of 133,600 people in 2019, and the population is projected to increase by 8% over the period of 2016 and 2031. This compares to a population growth of 9% in the South East region, and 8% in England from 2016 to 2031. Consistent with population trends in the South East of England and England, the age bracket in EBC with the largest population growth from 2016-2031 is 65+, with a 37% increase over the 15 year period.

1.10.2 The unemployment rate within EBC for the working age population (16-64) in the year to December 2019 stood at 2.8%, which is lower than the South East of England average (3.0%), and average for Great Britain (3.9%).

1.10.3 The EBC Five-Year Housing Land Supply (2020) states that the total five-year housing land supply requirement for Eastleigh is 3,605 dwellings (721 dwellings per annum). This is based on the calculation of local housing need, determined in accordance with the standard method as set out in the PPG. The Objectively Assessed Housing Need is therefore 721 dwellings per annum from 2019-2029.

1.10.4 Key socio-economic receptors that are going to be affected by OPA Phase 1 and the Wider OPA are:

- Local Residents
- Local Employees

OPA Phase 1

1.10.5 The construction of OPA Phase 1 is expected to generate 190 net additional construction jobs on and off-site per annum. Once operational, OPA Phase 1 could support a total of 60 homeworkers. The effect of OPA Phase 1 on employment is predicted to be minor beneficial over the short and long term.

1.10.6 The delivery of 393 dwellings provided by OPA Phase 1 would be a significant addition to the housing pipeline of EBC.

1.10.7 The baseline assessment indicates that Fair Oak Infant School (ages 5 to 7), Fair Oak Junior School (ages 7 to 11) and Saint James' Church of England Primary School (ages 5 to 11) are located within a 2km walkable catchment from the Site, with a total capacity of 20 places at Saint James' Church of England Primary School. The OPA Phase 1 is estimated to have a negative impact on the primary school pupils in the Walkable Impact Area of 2km, resulting in a moderate adverse effect over the long term. However, as part of the Wider OPA, a 3FE primary school is proposed, which would provide 630 primary school places. This will help to alleviate the pressure of the incoming population. If the 3FE primary school associated with the Wider OPA does not come forward, a financial contribution towards primary school places will be required.

1.10.8 There are 3 secondary schools located with the Secondary Impact Area (6.4km from the OPA Phase 1 Site). The Woodlands Community College is the only secondary school with existing spare capacity after a 7.5% buffer is applied, with a total of 410 places. The OPA Phase 1 is estimated to have a negligible impact on the secondary school pupils in the Secondary Impact

Area. There are no post-16 facilities located within the Secondary Impact Area of OPA Phase 1.

1.10.9 There are no GP surgeries located within the 2km walkable catchment of OPA Phase 1, and the closest GP surgery of Stokewood Surgery has no spare capacity. The OPA Phase 1 is estimated to have a negative impact on the GP users in the Walkable Impact Area. This will be mitigated by a suitable financial contribution to allow the local planning authority to increase GP capacity.

1.10.10 The OPA Phase 1 is expected to have a negative impact on the users of open space, resulting in a minor adverse effect over the long term. The OPA Phase 1 is estimated to have a negligible impact on the users of play space resulting in a neutral effect over the long term.

1.10.11 However as part of the Wider OPA, 20.16 ha of open space is proposed, comprising 14.50 ha of informal open space, and 6.64 ha of overall amenity space. If this is delivered, this would result in a positive impact on the users of open space, resulting in a moderate beneficial effect over the long term. In respect to play space, the green infrastructure associated with the Wider OPA would have a positive impact on the users of play space, resulting in a minor beneficial effect over the long term.

<u>The Wider OPA</u>

1.10.12 The construction of the Wider OPA is expected to generate 270 net additional construction jobs on and off-site per annum. Once operational, the Wider OPA could generate a total of 1,540 on-site jobs, including 390 homeworkers and across the range of employment uses. The effect of the Wider OPA on employment is predicted to be minor beneficial over the short and long term.

1.10.13 The delivery of 2,500 dwellings would be a significant addition to the housing pipeline of EBC.

1.10.14 The baseline assessment indicates that there are two infant schools (ages 5 to 7), two junior schools (ages 7 to 11) and one primary school (ages 5 to 11) within the 2km catchment area of the Wider OPA. Saint James' Church of England is the only school with spare capacity, with a total capacity of 20 places. The Wider OPA is proposing to deliver a 3FE primary school, which will provide 630 primary school places. This will help to alleviate the pressure of the incoming population. The Wider OPA is estimated to have a positive impact on the primary school pupils in the Walkable Impact Area resulting in a minor beneficial effect over the long term.

1.10.15 There are 5 secondary schools and 2 post-16 facilities within the Secondary Impact Area (6.4km from the Wider OPA Site). The existing spare capacity is a total of 651 places. The Wider OPA

is estimated to have a negligible impact on the secondary school pupils in the Secondary Impact Area.

1.10.16 There is one GP Surgery, Stokewood Surgery, located within the Walkable Impact Area, with no spare capacity. The Wider OPA is estimated to have a negative impact on GP users in the Walkable Impact Area (2km). This will be mitigated by a suitable financial contribution to allow the local planning authority to increase GP capacity.

1.10.17 The Wider OPA is proposing to deliver a total of 20.16 ha of open space, comprising 14.50 ha of informal open space, and 6.64 ha of overall amenity space. The Wider OPA is estimated to have a positive impact on the users of open and play space, resulting in a moderate beneficial effect over the long term.

Air Quality

1.10.18 An air quality assessment has been undertaken to determine the impacts and significance of effects from the construction and operational phases of the OPA Phase 1 and Wider OPA.

1.10.19 The Eastleigh Air Quality Management Area (AQMA) No. 1 lies approximately 2.5 km from the site and baseline air quality, as shown by local monitoring data, and Defra's modelling data, show that there have been no exceedances of the National Air Quality Objectives (NAQO) for nitrogen dioxide since 2015 outside of the AQMA.

1.10.20 Receptors assessed included sensitive human receptors which have the potential to be impacted by the schemes as well as nearby ecological receptors such as nearby statutory designated sites and local wildlife sites.

<u>OPA Phase 1</u>

1.10.21 A construction dust assessment was undertaken in line with Institute of Air Quality Management (IAQM) guidance which predicted that construction activities associated with OPA Phase 1 have a High risk of dust impacts, a Low risk of human health impacts and a Low risk of ecological impacts, thus providing the site with an overall High risk of impacts, and the potential to cause Significant Effect. Adopting appropriate mitigation, such as that recommended, will ensure that this risk is reduced to Negligible and the residual effect will be Not Significant.

1.10.22 An operational phase assessment was undertaken in line with IAQM and Defra guidance. The OPA Phase 1 is not predicted to trigger exceedances of the annual mean NAQOs for nitrogen dioxide (NO2) and particulate matter (PM10 and PM2.5) at existing receptors in the vicinity of the site, including the nearby AQMA. All changes in concentrations were precited to cause a Negligible impact and therefore Not Significant Effect.

1.10.23 Overall, the residual effect of the OPA Phase 1 is predicted to be Not Significant.

Wider OPA

1.10.24 A construction dust assessment was undertaken in line with IAQM guidance which predicted that construction activities associated with Wider OPA have a High risk of dust impacts, a Low risk of human health impacts and a Low risk of ecological impacts, thus providing the site with an overall High risk of impacts, and the potential to cause Significant Effect. Adopting appropriate mitigation, such as that recommended, will ensure that this risk is reduced to Negligible and the residual effect will be Not Significant.

1.10.25 An operational phase assessment was undertaken in line with IAQM and Defra guidance. The Wider OPA is not predicted to trigger exceedances of the annual mean NAQOs for nitrogen dioxide (NO2) and particulate matter (PM10 and PM2.5) at existing receptors in the vicinity of the site, including the nearby AQMA. All changes in concentrations were precited to cause a Negligible impact and therefore Not Significant Effect.

1.10.26 From the evidence presented, with mitigation in place to reduce construction impacts and offset the damage cost, the proposed development is expected to comply with all relevant air quality policy. As such, air quality should not pose any significant obstacles to the planning process.

1.10.27 Overall, the residual effect of the Wider OPA is predicted to be Not Significant.

Transport and Access

1.10.28 Traffic data has been obtained and collected for roads local to the proposed development and between Eastleigh, the M3 Junction 11, Southampton and the M27 Junction 7. Traffic survey data sources range from that collected as part of the extant consents as well as additional data to support the wider assessment area. In addition to traffic data, Census data has been obtained relating to journeys to work, trips rates have been obtained from the national TRICS database, traffic growth factors have been obtained from TEMPro software, Personal Injury Accident (PIA) data has been obtained from Hampshire Constabulary, Railway Station usage data has been obtained from the Office of Road and Rail as well as data and information relating to the development's extant consents.

1.10.29 The development is considered to accord with local (including emerging), regional and national planning policy as well as national guidance.

1.10.30 The effects of the proposed developments (both the wider OPA and OPA Phase 1) on traffic and transport movements has been assessed across the local and strategic road network and covers a large study area. Where traffic flows have increases above the identified thresholds, further assessment in relation to the EIA work has been undertaken in relation to the effect on

Severance, Driver Delay, Pedestrian Delay and Amenity, Accidents and Safety, and Hazardous Loads.

OPA Phase 1

1.10.31 During construction of the proposed development it is anticipated that the increase in traffic flow associated with construction of the vehicles is below the assessment thresholds or on links which are not considered to be sensitive and as such any effects are primarily negligible to slight adverse in the short term and temporary with the residual effects being negligible.

1.10.32 Prior to any mitigation, changes in traffic flows, during the operational phase of the development are predicted to range between negligible and substantial adverse.

1.10.33 Mitigation measures are proposed specific to the OPA Phase 1 to support this first phase of development which includes junction highway capacity improvements, pedestrian and cycle facility improvements, a public transport strategy, electric vehicle charging provision, dedicated on-site car club as well the mitigation included within the OPA Phase 1 detailed site layout to reduce the effects of the proposed development. Once the impact of the development is assessed in relation to mitigation the OPA Phase 1 would have a moderate adverse to moderate beneficial effect on the links identified within the study area.

Wider OPA

1.10.34 During construction of the proposed development it is anticipated that the increase in traffic flow associated with construction of the vehicles is below the assessment thresholds or on links which are not considered to be sensitive and as such any effects are primarily negligible to slight adverse in the short term and temporary with the residual effects being negligible.

1.10.35 Prior to any mitigation, changes in traffic flows, during the operational phase of the development are predicted to range between negligible and substantial adverse.

1.10.36 A series of mitigation measures are proposed to support the wider OPA in particular which includes junction highway capacity improvements, the delivery of a link road between Bubb Lane, Burnetts Lane and Allington Lane, pedestrian and cycle facility improvements, a public transport strategy, electric vehicle charging provision, dedicated on-site car club as well as the mitigation included within the wider OPA Masterplan to collectively reduce the effects of the proposed development. Once the impact of the developments are assessed in relation to mitigation, overall both developments (particularly the wider OPA which encompasses OPA Phase 1) would have a moderate adverse to moderate beneficial effect on the links identified within the study area.

Climate Change

1.10.37 When considering the impact of climate change, the proposed developments (both wider OPA and OPA Phase 1) are not expected to be directly impacted by the potential effects of climate change from a transport and access perspective. The proposed developments could result in a slight adverse effect on emissions relating to driver delay, however appropriate mitigation measures are in place to reduce/avoid driver delay and thus reduce congestion and emissions. The sustainable transport strategy should have a moderate beneficial impact by encouraging sustainable journeys and reduce car use whilst the parking strategy should also help to reduce single occupancy car use and encourage the uptake of electric/hybrid vehicles.

Built Heritage

1.10.38 This Chapter of the ES considered the likely significant effects of the Proposed Development (OPA Phase 1 and the Wider OPA) on the built heritage resource.

1.10.39 It has been assessed that OPA Phase 1 would not cause any effects upon built heritage resource.

1.10.40 The Proposed Development for the Wider OPA would have the potential to affect the significance of Firtree Farmhouse, a Grade II Listed Building. The building is proposed to undergo a change of use, likely entailing internal and external alterations which could potentially cause physical impacts to its fabric, features and plan form, with further implications arising from the use itself. Ensuring mitigation through appropriate design, with physical alterations responding sympathetically to the heritage sensitivities of the building, the effect of this change of use could be reduced so as not to be significant.

1.10.41 Further effects to the Grade II Listed Firtree Farmhouse from the Wider OPA may occur as a result of change to the setting of the building. These may arise during the construction of the Proposed Development, through the presence of machinery, fencing and compounds, and any removal of boundary vegetation. However, these effects would be limited and temporary, and could be mitigated through careful siting of on-site operations. The key change to the setting of the building would occur during the occupation of the Proposed Development, with the introduction of new buildings and associated infrastructure. This could potentially result in harm to the significance of the building, through altering key aspects of its setting including the garden enclave and its relationship with the wider rural landscape. These effects could be appropriately reduced through considered design which takes into account the placement and scale of the new built-form.

Ecology

1.10.42 Key ecological design principles have been applied to the development to avoid any likely significant effects on ecological features.

1.10.43 The scope of the effects and measures detailed within in this chapter have been developed in consultation with key environmental consultees including ecologists from Eastleigh Borough Council, Natural England and the Environment Agency. Specifications for suitable ecological buffers have been delivered throughout the masterplan and these measures are designed to preserve and extend the existing valuable habitats, with additional green infrastructure incorporated to absorb the impact of the presence of the additional residents to protect the valuable habitats on, and adjacent to the site.

1.10.44 Impacts on key habitats and species have been avoided where possible through landscape led master planning, with ecological input from the outset. The habitats to be lost are largely of low ecological value and the loss of higher value habitat has been minimise where impacts are unavoidable. Where habitats are affected, detailed protection measures have been included to limit effects to those which are absolutely necessary for the development.

1.10.45 Particular attention has been given to any activities with the potential to affect the watercourses and water quality within the Itchen catchment. Measures have been included to enhance the watercourses on site to the benefit of fish and invertebrate communities and to provide beneficial measures to reduce flow rates.

1.10.46 All construction works will be delivered under a detailed Construction Environment Management Plan (CEMP) to avoid construction phase impacts.

1.10.47 Measures have also been included to guide the design of the link road, in particular the locations where the road severs connective habitats for species such as bats, dormouse and great crested newt.

1.10.48 A comprehensive system of ecologically designed SuDS and watercourse enhancement measures will effectively ensure that the development does not result in any increase of nitrate, phosphate or sediment into the Itchen catchment, whilst providing increased habitat diversity.

1.10.49 No effects are predicted on this habitat from air quality, hydrology or noise and vibration, as described in the relevant chapters of this EIA.

1.10.50 A number of species have been recorded on or near the site including breeding birds, bats, great crested newt, dormouse and common reptile species. Proposed mitigation and enhancement measures. For these species mitigation and enhancement measures, are summarised in Chapter 10, Section 10.7 and Table 10.11 of this ES with associated elements that will be delivered under European Protected Species mitigation licences as required. Species specific mitigation strategies will be agreed prior to construction works to ensure the coordinated delivery of measures that are responsive, informed by an appropriate monitoring regime as the development progresses.

1.10.51 Large areas of Priority Habitats will be created, including a minimum of 4 wildlife ponds, 6 km of species rich hedgerows and 5.6 ha of broadleaved woodland and these will enhance existing features. The retained and created habitats will be enhanced for biodiversity in accordance with a detailed Landscape & Environment Management Plan (LEMP).

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

OPA Phase 1

1.10.53 The design of Phase 1 OPA has been guided by ecological best practice since the earliest iterations of the current design to avoid and protect the most valuable habitats on site where possible.

1.10.54 Important receptors present within the zone of influence of the Phase 1 OPA include:

- Hedgerows
  - The FRP site is enclosed by mature, species rich hedgerows which are a Priority Habitat.
- Ancient Woodland (Round Copse)
  - Round Copse is a designated SINC comprised predominantly ancient semi-natural Oak-Hazel woodland located against the eastern boundary of the Chalcroft Distribution Park, West End, Hampshire. The site is structurally diverse and is known to support at least 15 ancient woodland indicator species.
- Watercourse
  - The watercourse, whilst not a habitat of national importance in itself, is nonetheless an important habitat on site. This watercourse is also a tributary of the River Itchen SAC and SSSI, Solent Maritime SAC (and relevant constituent sites), Solent SPA (and constituent sites i.e. SSSI, NNR etc) and the Solent and Southampton Water Ramsar. This is a key potential pathway for sediment, nitrates and phosphates that would have a negative effect on the status of these designated sites if left unmitigated.
- Species

- A number of species have been recorded on or near the site including breeding birds, bats, great crested newts and common reptile species. Proposed mitigation and enhancement measures. For these species are summarised in Chapter 10, Section 10.7 and Table 10.11 of this ES.

Construction

- Hedgerows
  - Phase 1 will result in the loss of ~0.5km of hedgerow, the retention of ~0.7km and the creation of ~1km. This will ultimately deliver a net increase of ~0.5km (a gain of ~50%) of native species rich hedgerow.
  - Retained hedgerows will be protected during construction by the implementation of a Construction Environmental management Plan (CEMP) including measures to prevent direct damage (via pollution, impacts etc.) and indirect impacts (such as changes in hydrology)
- Ancient Woodland (Round Copse)
  - No effects are predicted on this habitat from air quality, hydrology or noise and vibration.
- Watercourse
  - Measures detailed in the CEMP will ensure that this watercourse will not be affected by construction or operational phases of the development.
  - This area will remain unlit to avoid impacts on nocturnal wildlife.
  - In addition, a comprehensive system of ecologically designed SuDS will effectively extend and enhance this feature into a restored wetland corridor to provide connectivity for species such as otter to cross the site between adjacent catchments and to improve water quality.

Occupation

1.10.55 A wide range of additional ecological mitigation and enhancement measures will provide additional ecological functionality of habitats in the wider local area and these measures will be implemented as part of the Proposed Development. These are summarised in Section 10.7 and Table 10.11 of Chapter 10 of the ES. This assessment concludes that there will be no likely significant negative effects on biodiversity as a result of the occupation of OPA Phase 1.

- Hedgerows

- Retained and newly planted hedgerows will be protected by a minimum 5m ecological buffer comprising a grassland habitat to compliment the hedgerow habitat. This will be managed to maximise the ecological benefit.

- Ancient Woodland (Round Copse)
  - There is no public access to this habitat.
  - A 50m wide green infrastructure zone has been created, inside which a 15m ecological buffer protects this site from any effects of the development. This 15m buffer will be planted and managed to effectively extend the designated site through the delivery of native woodland and hedgerow. This will also provide habitat for the species receptors identified.

- Watercourse
  - A key component of the management of the potential impact of increased human disturbance is to deliver a suite of educational material to new residents to engender a sense of value in the natural habitats in and around the development. Measures will be included to manage unrestricted access to sensitive areas of the site by people and their pets.

Water Environment

1.10.56 An assessment has been undertaken of the likely significant effect that the Proposed Development would have on flood risk, surface water drainage and surface water quality in nearby watercourses. This assessment is supported by a detailed Flood Risk Assessment, Drainage Strategy, Nitrate Neutrality Study and Outline Monitoring and Management Plan.

Baseline Conditions

<u>OPA Phase 1</u>

1.10.57 The OPA Phase 1 Site falls within the wider catchment of the River Itchen and a number of drainage features and watercourses are present within the OPA Phase 1 Site.

1.10.58 The OPA Phase 1 Site currently comprises largely undeveloped greenfield land. In its undeveloped state, the surface water runoff from the OPA Phase 1 Site drains into the onsite watercourses by overland and subsurface flow.

1.10.59 The OPA Phase 1 is predominately at Very Low risk of flooding. Areas of elevated flood risk are present affecting the low lying areas as a result surface water runoff from intense rainfall collecting in these areas.

1.10.60 No watercourses, waterbodies or wetland areas within the OPA Phase 1 Site are designated for its nature conservation value. The watercourses, estuary and marine areas downstream of the OPA Phase 1 Site are designated at the national and international level (Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs)).

The Wider OPA

1.10.61 A number of drainage features and watercourses are present within the Wider OPA Site. The watercourses within the Wider OPA Site are tributaries of the River Itchen which is located approximately 1.5km to the west of the Wider OPA Site's boundary.

1.10.62 The Wider OPA Site currently comprises largely undeveloped greenfield land. In its undeveloped state, the surface water runoff from the Wider OPA Site drains into the onsite watercourses by overland and subsurface flow.

1.10.63 The Wider OPA Site is predominately at Very Low risk of flooding. Areas of elevated flood risk are present affecting the low lying areas around the onsite watercourses as a result of those watercourses bursting their banks; surface water runoff from intense rainfall; and shallow and emergent groundwater.

1.10.64 One onsite watercourse, waterbody or wetland area is designated for its nature conservation value at a local level (Site of Importance for Nature Conservation (SINC)).

1.10.65 The watercourses, estuary and marine areas downstream of the Wider OPA Site are designated at the national and international level (Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs)). The protected species and habitats within the designated sites downstream of the Site are sensitive to land use change across their catchment with specific sensitivities to fine sediment and nutrient enrichment (with a particular focus on nitrogen levels).

Effects and Mitigation Measures

OPA Phase 1

1.10.66 If no mitigation measures are implemented the construction and operation of the OPA Phase 1 will change the surface water drainage regime and have implications for local flood risk and surface water quality in onsite and offsite watercourses.

1.10.67 Potentially polluting activities may occur during the construction and future occupation which could have an effect on the water quality of onsite watercourses. Good site management will reduce the risk of a significant water pollution event and/or mobilisation of silt occurring during construction. When the site becomes occupied best practice design, including Sustainable Drainage Systems (SuDs) will minimise the risk of pollution affecting onsite watercourses and will generally lead to the safeguarding of water quality. Strategic SuDS and Source Control features will capture and temporarily store runoff and discharge at a greenfield runoff rates into the onsite watercourses reducing flood risk downstream and creating wetland habitats.

1.10.68 Foul water flows from OPA Phase 1 will discharge into the public sewerage network that connects to Peel Common Wastewater Treatment Works (WwTW) which will avoid discharging treated effluent into the sensitive River Itchen catchment.

1.10.69 OPA Phase 1 will be Nutrient Neutral.

The Wider OPA

1.10.70 If no mitigation measures are implemented the construction and operation of the Wider OPA will change the surface water drainage regime and have implications for local flood risk and surface water quality in onsite and offsite watercourses.

1.10.71 Potentially polluting activities, including accidental spillages and leakages, may occur during the construction and future occupation of the Proposed Development, which could have an effect on the water quality of onsite watercourses. Good site management, adequate contingency planning and implementation of pollution prevention principles and best practice construction techniques will reduce the risk of a significant water pollution event and/or mobilisation of silt occurring during construction. When the site becomes occupied best practice design, including Sustainable Drainage Systems (SuDs) will minimise the risk of pollution affecting onsite watercourses and will generally lead to the safeguarding of water quality.

1.10.72 The proposed surface water drainage system incorporates Strategic SuDS for surface water storage in the form of swales and detention basins incorporating wetland areas and sediment forebays to capture silt and encourage nutrient uptake and deposition. Source Control features are also proposed to capture and treat rainfall as close to where it falls as possible. Surface water runoff from the Proposed Development on the Site will be discharged at a greenfield runoff rates into the onsite watercourses. The phased delivery of these measures will reduce flood risk downstream and create wetland habitats and the SuDS Management Train will capture and treat runoff within the Site.

1.10.73 It is proposed that foul water flows from the Proposed Development will discharge into the public sewerage network that connects to Peel Common WwTW which will avoid discharging treated effluent into the sensitive River Itchen catchment.

1.10.74 The Proposed Development will be Nutrient Neutral through cessation of agricultural activities, incorporating wetland habitat into the Strategic SuDS and connecting to Peel Common WwTW. As a result of the Wider OPA and these mitigation measures, there will be a net reduction in Nitrogen being discharged to the River Itchen and Solent European designated sites resulting in a positive effect for their conservation status.

1.10.75 The effectiveness of the mitigation measures on downstream water quality will be assessed as part of Monitoring and Management Plan.

1.10.76 The layout of the Proposed Development has been designed to locate development in the lowest flood risk areas of the Site. Watercourse crossings will be designed to incorporate floodplain compensation to ensure flood risk does not increase elsewhere.

Conclusion

1.10.77 The effect of the OPA Phase 1 and the Wider OPA on surface water drainage and flood risk (including the water quality in nearby watercourses) is assessed as not significant with the proposed mitigation measures in place.

Noise and Vibration

1.10.78 Hydrock have prepared a noise and vibration impact assessment within the Environmental Statement, in relation to the proposed One Horton Heath Development. The assessment comprises two discrete elements which specifically address the OPA Phase 1 Development using the detailed information available, and the Wider OPA Development using the outline information available.

1.10.79 This chapter of the ES has been produced by Hydrock to assess the potential noise and vibration impacts associated with the Proposed Development. In particular it considers:

- The potential effects of noise and vibration during the construction phase of the Proposed Development on Existing Sensitive Receptors;
- The potential effect of changes to the existing noise environment associated with the Proposed Development when operational, at Existing Sensitive Receptors;
- The potential effect of existing noise sources at Proposed Sensitive Receptors within the Proposed Development; and,

- The potential effect of proposed noise and vibration sources within the Proposed Development, at Existing and Proposed Noise Sensitive Receptors.

1.10.80 A number of noise surveys have been carried out at the Site and surrounding areas in order to establish the existing noise environment at, and in the vicinity of, the Wider OPA and the OPA Phase 1, during the daytime and night time periods, in accordance with current guidance.

1.10.81 Particular attention was given to potential impacts associated with industrial type noise associated with operations at adjacent businesses within Chalcroft Business Park. Consultation with individual businesses and Business Park management was carried out in order to inform the survey and subsequent assessment.

1.10.82 Noise from the surrounding local transport network was found to be dominant for the majority of the daytime and night time periods, across the Wider OPA Site. Prevailing sources include Allington Lane, Burnetts Lane, Fir Tree Lane, B3354 and B3342.

1.10.1 With the inclusion of mitigation measures, noise associated with construction of the OPA Phase 1 Site is likely result in **neutral** effects, however there is potential for short-term **moderate** effects when construction takes place in the immediate vicinity of sensitive receptors.

1.10.2 With the inclusion of mitigation measures, vibration associated with construction of the OPA Phase 1 Site is likely result in **neutral** effects.

1.10.3 With the implementation of best working practices, substitution of high-risk processes, mitigation measures and observation of noise limits outlined in this Chapter, noise and vibration associated with construction of the Wider OPA Site is likely result in **neutral** effects at existing residential receptors and sensitive ecological areas. However, there is potential for short-term **moderate** effects when construction takes place in the immediate vicinity of sensitive receptors.

1.10.4 Should the requirement for piling be removed altogether, vibration associated with construction of the OPA Phase 1 Site is likely result in **neutral** effects.

1.10.5 If construction takes place outside of sensitive migratory periods for local bird and fish species, when in close proximity to sensitive ecological areas, noise vibration associated with construction of the Wider OPA Site is likely result in **neutral** effects.

1.10.6 Development generated road traffic associated with the OPA Phase 1 Site and the Wider OPA Site, is predicted to result in **moderate** to **neutral** noise effects, at existing sensitive receptors.

1.10.7 With the inclusion of the 2m high garden wall/fencing as specified in the proposals, together with the glazing and ventilation strategy outlined in the Chapter, residual effects at proposed residential dwellings will be **neutral** to **moderate**.

1.10.8 Proposed outdoor living areas located closest to Fir Tree Lane, Burnetts Lane and the proposed central north-south link road require mitigation in order to achieve guideline noise levels. Gardens should be located on the screened side of proposed dwellings, to ensure noise effects are between **neutral** to **moderate**. Alternatively, 2m high close boarded fencing and a 15m standoff from the carriageway should be implemented.

1.10.9 Proposed residential dwellings within the Wider OPA Site require relatively standard glazing and passive ventilation configurations in order to achieve **neutral** to **moderate** effects.

1.10.10 Noise associated with Chalcroft Business Park will have a **neutral** effect at the OPA Phase 1.

1.10.11 Night-time noise effects associated with Chalcroft Business Park are predicted to be **neutral**, at the Wider OPA Site.

1.10.12 Implementation of a 2m high noise barrier between proposed gardens and Chalcroft Business Park would result on **moderate** effects, at the closest sensitive areas of the Wider OPA Site, during the daytime.

1.10.13 Providing noise is controlled to the recommended noise limits included in the Chapter noise from proposed ancillary equipment will have a neutral effect at the OPA Phase 1 and Wider OPA Sites.

Landscape and Visual

Summary of the baseline environment - Phase 1 and Link Road & The Wider OPA

1.10.14 The relevant scheme planning policy, in landscape and visual terms, includes Paragraph 127 and 170 of the National Planning Policy Framework 2019, Landscape, Green Infrastructure and Design Planning Practice Guidance and Eastleigh Borough Local Plan Adopted and emerging Policies S1, S8, S10, S13, DM1, H11, DM24, DM34, DM35, DM36, F06 and the New Development, Quality places and Trees Supplementary Planning Documents.

1.10.15 Both the Phase 1 and Link Road and the Wider OPA scheme proposals share the same wider landscape context of the Horton Heath Undulating Farmland.

1.10.16 The application site is not within a designated landscape, is not considered to be a 'valued landscape' and has an overall low landscape sensitivity, whilst recognizing that there are some trees, two areas of ancient woodland, a listed building and existing recreation routes which are valued local assets, in and around the site.

1.10.17 From a visual amenity perspective, distant views of the site are restricted due to the presence of existing vegetation in the wider landscape and the presence of built form found at Horton Heath, Fair Oak and Hedge End. Middle distance views of the site are generally obscured with

mature tree planting forming a key feature and characteristic across the landscape. The greatest visibility is within local views up to 500m from the site.

The Key landscape and visual receptors affected - OPA Phase 1 and Link Road & Wider OPA

1.10.18 The identified landscape areas and viewers of the scheme which would be potentially affected, are the same for both development scenarios.

1.10.19 The identified areas of the local landscape that will be affected include the Horton Heath Landscape Character Area, two Local landscape character Areas Chalcroft (southern area) and Quobleigh (northern area) and the site itself.

1.10.20 The groups of people who would experience a change in the views they experience include users of public rights of way F2, F3, F10 and F11 and those on B743, B744, B746 and B780. Others who would be affected include residents on the eastern edge of the site and those on Fir Tree Lane, together with transient users of Burnetts Lane, Blind Lane and Fir Tree Lane.

Key residual landscape and visual effects and mitigation measures during construction and in operation

<u>OPA Phase 1 and the Link Road</u>

1.10.21 During construction, key residual effects, accounting for the detailed scheme's design and standard good practice employed in construction stage management, will include:

- **Temporary moderate adverse** effects from construction activities associated with Phase 1 and the Link Road are identified within the Horton Heath wider landscape character area, the Chalcroft and Quobleigh local landscape areas and site wide. These landscape residual effects would be **significant, at a local level**, during the construction stage. The construction works will introduce temporary uncharacteristic elements into the local landscape, with the development changing the land use and character of part of the overall site area.

- Some **temporary moderate adverse** visual effects, from construction, are identified for recreational users of public rights of way F2, F3, F10 F11, B743, B744, B746, B780 and residents on Fir Tree Lane. **temporary moderate to major adverse** visual effects would be experienced by Residents overlooking the eastern edge of the site and on transient users of parts of Burnetts Lane, Blind Lane and Fir Tree Lane. These visual residual effects, albeit temporary, would be **significant, at a local level**.

1.10.22 During operation, the key residual effects of the proposed Phase 1 and Link Road scheme, at year 15, accounting for maturation of proposed planting and open space areas, include:

- A **minor to moderate adverse** and **not a significant** residual effect, is predicted on the wider Horton Heath Undulating Farmlands landscape character area, due principally to the scale of development proposed.

- Locally, the wider OPA scheme will have a **minor beneficial residual** effect on the site, Chalcroft and Quobleigh Local landscape character areas, once the landscape design is fully established and the positive features of the design and embedded mitigation, more apparent. These effects are **not significant**.

- The effects on visual amenity will be localized and limited, overall, impacting adjacent residents, recreational users of local footpaths and transient users of the local road networks. Some residual **moderate adverse** effects would be experienced by users of parts of Public Rights of Way F2, F10 and F11, crossing the site, due to the amount and extent of change which will be experienced. **Moderate adverse** residual effects are also identified on some residents overlooking the eastern edge of the site and on transient users of parts of Burnetts Lane, Blind Lane. These effects would be **significant, at a local level**. **Minor residual adverse** effects would be experienced by Residents on Fir Tree lane, transient users of Fir Lane and users of Public Rights of Way B743, B744, B746 and B780. **Minor to moderate adverse** effects would occur on recreation users of Public right of way F3, accounting for the maturation of the scheme. These effects are **not significant**.

<u>The Wider OPA</u>

1.10.23 With the addition of the Wider OPA scheme to the Phase 1 application, as implemented, the following key construction stage, residual effects are predicted:

- **Temporary moderate to major adverse** effects from construction activities associated with the Wider OPA are identified within the Horton Heath wider landscape character area, **temporary moderate adverse** effects on the Chalcroft and Quobleigh local landscape areas and **temporary major adverse** effects predicted, site wide. These landscape residual effects would be **significant, at a local level**, during the construction stage.

- **Temporary moderate adverse** visual effects, from construction, are identified for recreational users of Public rights of way F2, F3, F10 and F11 and residents on Fir Tree Lane. **Temporary moderate to major adverse** visual effects would be experienced by Residents overlooking the eastern edge of the site, on recreation users of Public rights of way B743, B744, B746 and B780 and on transient users of parts of Burnetts Lane, Blind Lane and Fir Tree Lane. These visual residual effects, albeit temporary, would be **significant, at a local level**.

1.10.24 During operation, at year 15, accounting for maturation of the completed proposed scheme, key identified residual effects include:

- A **minor to moderate adverse effect,** is predicted on the wider Horton Heath Undulating Farmlands landscape character area, due principally to the scale of development and change proposed. These effects would **not be significant**.

- Locally, the wider OPA scheme will have a **minor beneficial** effect site wide, and Chalcroft and Quobleigh Local landscape character areas, once the landscape design is fully established and the positive features of the design and embedded mitigation, more apparent. These effects would **not be significant**.

- The effects on visual amenity will be localized and limited, overall, impacting adjacent residents, recreational users of local footpaths and transient users of the local road networks. Some residual **moderate adverse** effects would be experienced by users of parts of public Right of Way F2, F10 and F11 crossing the site and on transient users of parts of Burnetts Lane, Blind Lane and Fir Tree Lane, due to the amount and extent of change which will be experienced. **Moderate to major adverse** residual effects are also identified on some residents overlooking the eastern edge of the site and users of B743, B745, B746 and B780. These effects would be **significant, at a local level**. Minor adverse visual effects will occur on users of Public right of way F3 and Residents on Fir Lane after accounting for the maturation of the scheme. These effects are **not significant**.

1.10.25 After accounting for the list of committed local schemes, there are no other proposals that are of a size and scale and/or are close enough to the site to give rise to any notable or significant cumulative effects. There are also no In-combination effects which would alter the conclusions reached.

1.10.26 The scheme includes safeguards to secure effective landscape and amenity protection and implementation, as well as many notable landscape design measures for climate adaption and to improve resilience.

1.10.27 Whilst there are some local level significant effects identified, this needs to be balanced by the decision maker with fact that the site has extant permissions which establish the principle of development on the site and that the scheme complies with adopted and emerging National and Local Plan Policies/Supplementary Planning Documents, where they relate to landscape and visual matters.

1.11 CONSULTATION

1.11.1 Should interested parties wish to make representations on the content of this ES and the planning application made to EBC, they should be made in writing to:

Ms Dawn Errington
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
Hampshire
SO50 9YN

1.11.2 Alternatively, representations can be made online by following instructions at:

https://www.eastleigh.gov.uk/planning-and-building/planning-applications

1.11.3 The ES is available to purchase from the Planning and EIA Consultants working on behalf of the applicant using the following address:

FAO Peter Warren
Savills
Mountbatten House
1 Grosvenor Square
Southampton
SO15 2PZ

1.11.4 Table 1.1 sets out the costs related to the volumes of the ES available. The ES should also be available on the LPA's website.

Table 1.1: Environmental Statement Costs

Volume		Hard Copy	CD-ROM/DVD
1	Main ES Report	£600	£5
2	Technical Appendices	Please enquire at above address	
3	Non-Technical Summary	Free of Charge	

1.11.5 Requests should be made in writing to the above address. Cheques should be made payable to 'Savills (UK) Limited'.

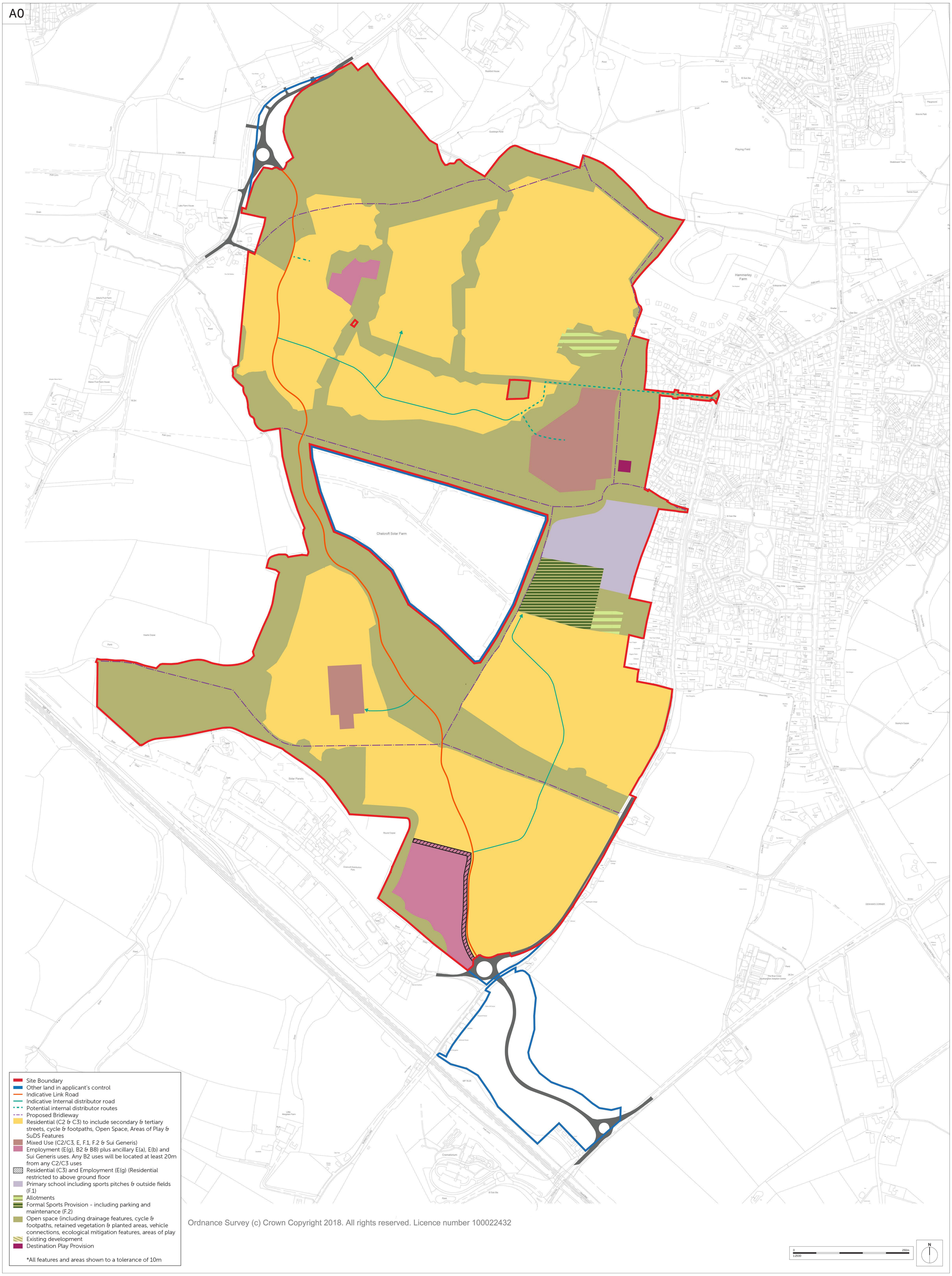
1.12 PARAMETER PLANS

1.12.1 The Parameter Plans on which the assessments for the Wider OPA have been based are listed below and provided in Appendix 1 of this NTS.

Drawing Number	Drawing Title	ES Figure Number
EAST200403-PP-01-P34	Access Parameter Plan	3.1
EAST200403-PP-02-P36	Land Use Parameter Plan	3.2
EAST200403-PP-03-P36	Green Infrastructure Parameter Plan	3.3
EAST200403-PP-04-P31	Building Heights Parameter Plan	3.4
EAST200403-DEP-01-P2	Demolition Plan	3.5
039.0014.701	Detailed Design - Fir Tree Lane Improvements	3.8

Appendix 1 – Wider OPA Assessment Drawings

A0



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T: 01794 367703	T: 01275 407000	T: 01276 749050
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Rev	Description	Date	Au	Ch
P25	Nett & gross areas updated	04.12.20	GR/kn	GR
P26	Key updated	07.12.20	GR/kn	GR
P27	distributor road option added, southern allotment moved, employment area extended to southern boundary of Victoria House plot, redline updated	26.04.21	GR/kn	GR
P28	Red & blue line added to solar farm, southern allotments extended to boundary	27.04.21	GR/kn	GR
P29	Distributor road realigned, northern employment area revised, southern allotments moved	28.04.21	GR/kn	GR
P30	Areas safeguarded for southern allotment options added.	29.04.21	GR/kn	GR
P31	Title block updated	05.05.21	GR/kn	GR
P32	Blue line amended, additional land for southern allotments revised	06.05.21	GR/kn	GR
P33	Distributor road option realigned	25.05.21	GR/kn	GR
P34	Plan updates	27.02.23	GR/hm	--
P35	Plan updates	22.03.23	GR/SWD	--
P36	Plan updates	17.04.23	GR/SWD	--

Project	ONE HORTON HEATH				
Drawing	Parameter Plan Land Use				
Client	Eastleigh Borough Council				
Job no.	EAST200403			Date	28.05.20
Dwg no.	PP 02			Rev.	P36
Author	GR/kn	Checked	GR	Scale	1:2500@A0
Status				Office	Romsey
Client ref.	-				

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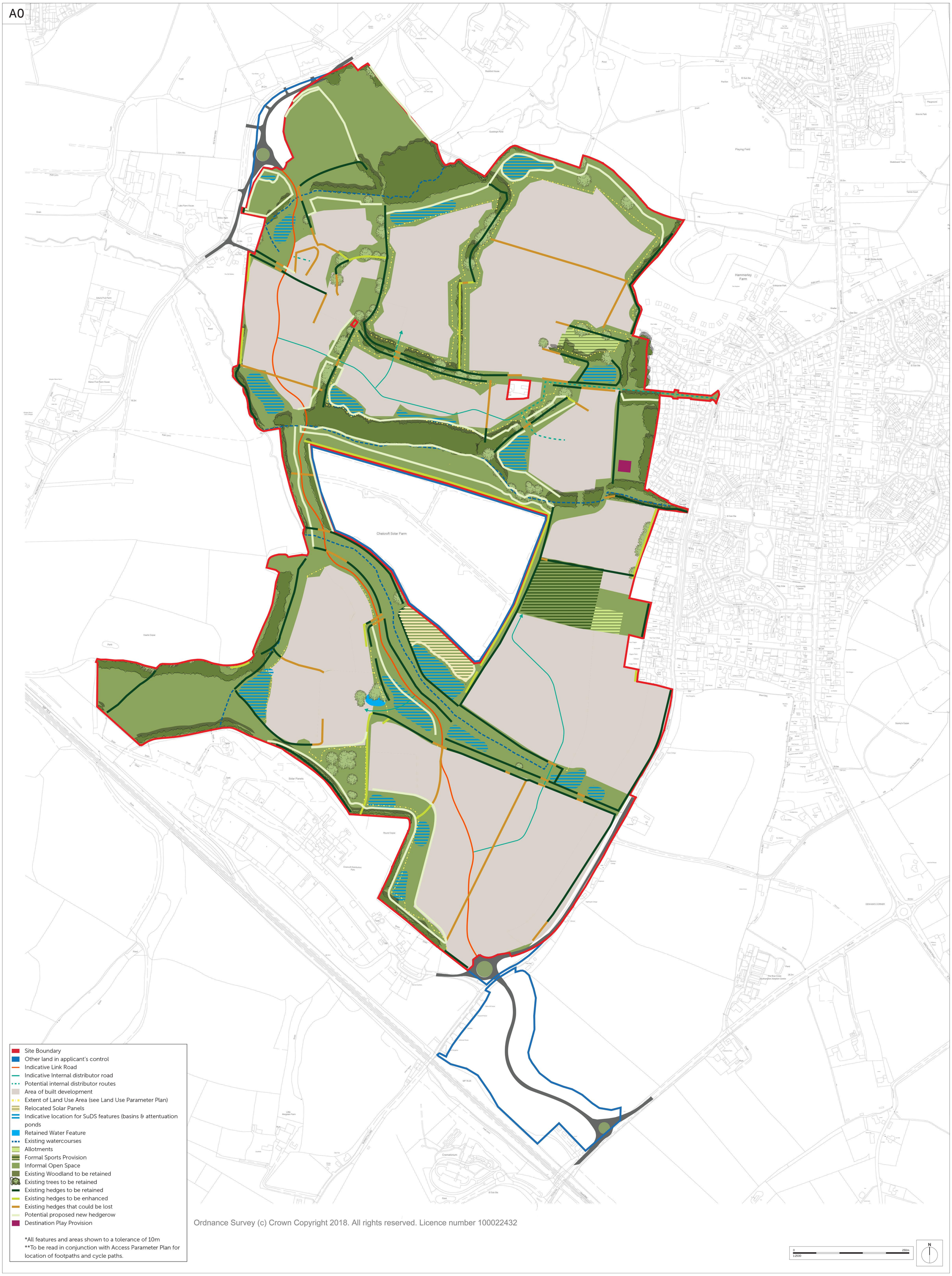

- Site Boundary
- Other land in applicant's control
- Indicative Link Road
- Indicative Internal distributor road
- Potential internal distributor routes
- Area of built development
- Extent of Land Use Area (see Land Use Parameter Plan)
- Relocated Solar Panels
- Indicative location for SuDS features (basins & attentuation ponds
- Retained Water Feature
- Existing watercourses
- Allotments
- Formal Sports Provision
- Informal Open Space
- Existing Woodland to be retained
- Existing trees to be retained
- Existing hedges to be retained
- Existing hedges to be enhanced
- Existing hedges that could be lost
- Potential proposed new hedgerow
- Destination Play Provision

*All features and areas shown to a tolerance of 10m
**To be read in conjunction with Access Parameter Plan for location of footpaths and cycle paths.

0 250m
1:2500

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T: 01794 367703	T: 01275 407000	T: 01276 749050
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Rev	Description	Date	Au	Ch
P24	Extent of land use area added	04.12.20	GR/kn	GR
P25	Distributor road option added, southern allotment moved, key amended, redline updated, general graphic revisions	26.04.21	GR/kn	GR
P26	Blue & red line added to solar farm	27.04.21	GR/kn	GR
P27	Southern allotment moved, distributor road realigned, proposed hedge moved south of proposed solar farm relocation site.	28.04.21	GR/kn	GR
P28	Areas safeguarded for southern allotment options added.	29.04.21	GR/kn	GR
P29	Title block updated	05.05.21	GR/kn	GR
P30	Blue line amended, additional land for southern allotments revised	06.05.21	GR/kn	GR
P31	Existing, retained and enhanced hedgerows revised as per ecology information	18.05.21	GR/kn	GR
P32	Retained, removed and improved hedges revised	24.05.21	GR/kn	GR
P33	Distributor alternative realigned, minor amendments to hedge positions	25.05.21	GR/kn	GR
P34	Updated plan	02.03.23	GR/hm	--
P35	Updated plan	22.03.23	GR/SWD	--
P36	Updated plan	17.04.23	GR/SWD	--

Project	ONE HORTON HEATH				
Drawing	Parameter Plan Green Infrastructure				
Client	Eastleigh Borough Council				
Job no.	EAST200403			Date	28.05.20
Dwg no.	PP 03			Rev.	P36
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Client ref.	-				

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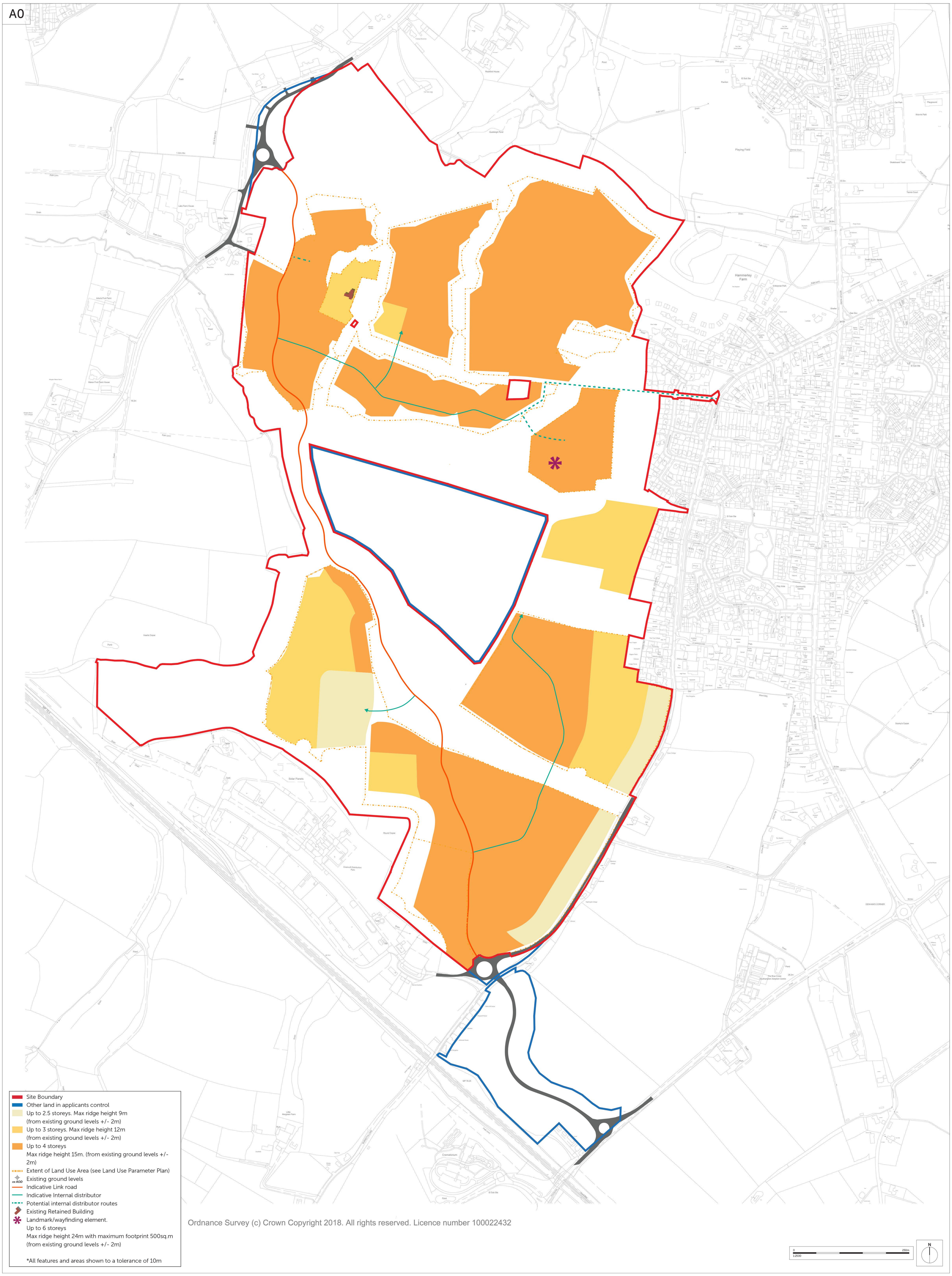

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Rev	Description	Date	Au	Ch
P22	Nett & Gross developable areas updated	04.12.20	GR/kn	GR
P23	Key amended	07.12.20	GR/kn	GR
P24	Potential distributor route added, redline updated, building heights lowered to the southern extent of Victoria House	26.04.21	GR/kn	GR
P25	Red & blue line added to solar farm	27.04.21	GR/kn	GR
P26	Distributor road alignment revised, building heights surroundign Victoria House amended	28.04.21	GR/kn	GR
P27	Title block updated	05.05.21	GR/kn	GR
P28	Blue line amended	06.05.21	GR/kn	GR
P29	Distributor road option realigned	25.05.21	GR/kn	GR
P30	Updated plan	02.03.23	GR/ hm	--
P31	Updated plan	17.04.23	GR/SWD	--

Project	ONE HORTON HEATH				
Drawing	Parameter Plan Building heights				
Client	Eastleigh Borough Council				
Job no.	EAST200403			Date	28.05.20
Dwg no.	PP 04			Rev.	P31
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Status				Office	Romsey
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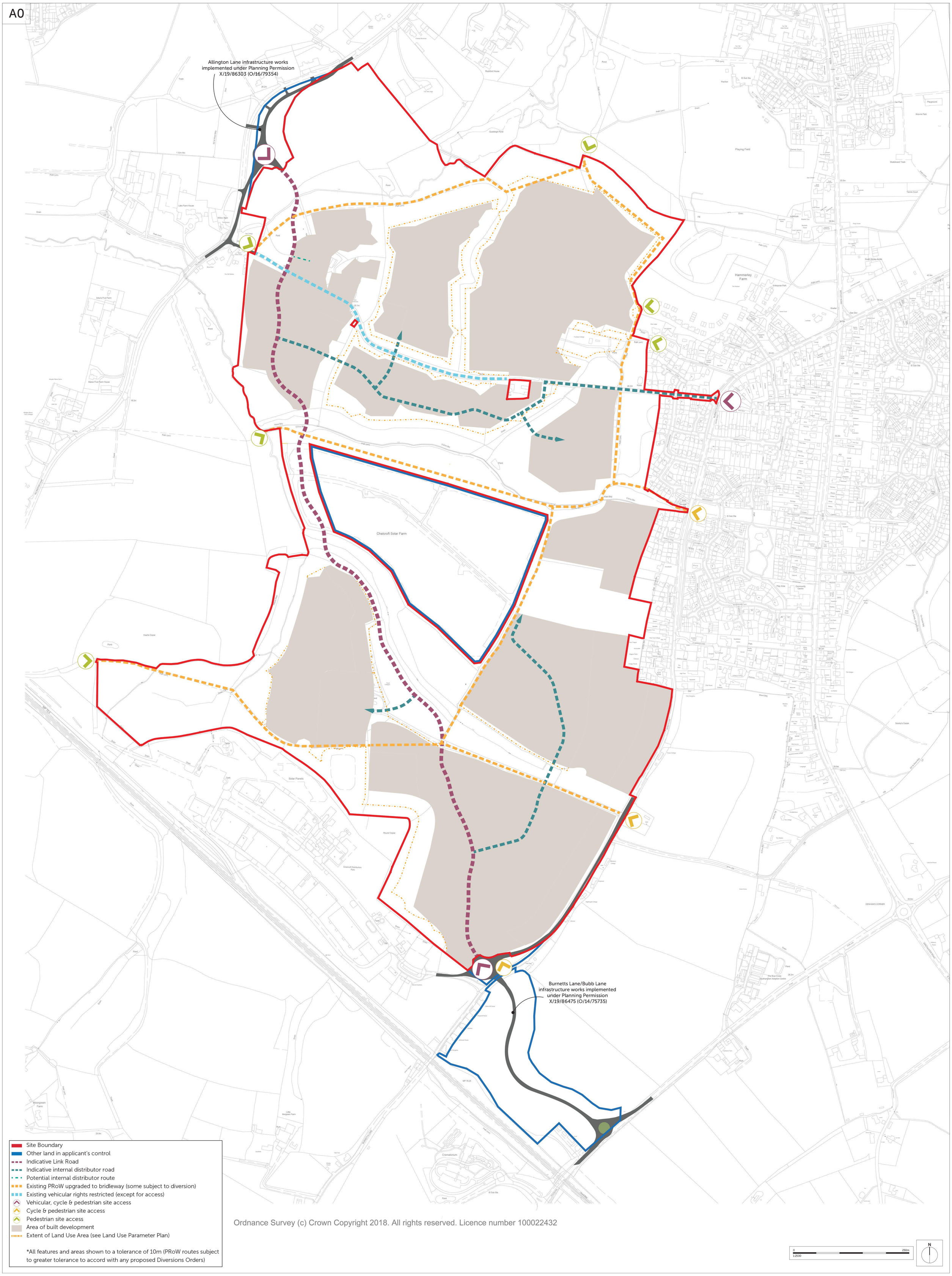

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Rev	Description	Date	Au	Ch
				GR
P22	Nett & Gross developable areas updated	04.12.20	GR/kn	GR
P23	Link road option added, redline updated, protected route revised	26.04.21	GR/kn	GR
P24	Minor amendments to existing routes including diversions, red & blue line added to solar farm	27.04.21	GR/kn	GR
P25	Distributor road realigned	28.04.21	GR/kn	GR
P26	Title block updated	05.05.21	GR/kn	GR
P27	Blue line amended	06.05.21	GR/kn	GR
P28	Fir Tree Lane alignment corrected	20.05.21	GR/kn	GR
P29	Distributor road option realigned	25.05.21	GR/kn	GR
P30	Minor corrections to existing PROW alignment	18.06.21	GR/kn	GR
P31	FP703 amended	06.07.21	GR/kn	GR
P32	Updated plan	02.03.23	GR/hm	--
P33	Updated plan	22.03.23	GR/SWD	--
P34	Updated plan	17.04.23	GR/SWD	--

Project **ONE HORTON HEATH**

Drawing **Parameter Plan Access**

Client	Eastleigh Borough Council				
Job no.	EAST200403			Date	28.05.20
Dwg no.	PP 01			Rev.	P34
Author	GR/kn	Checked	GR	Scale	1:2500@A0
Status				Office	Romsey
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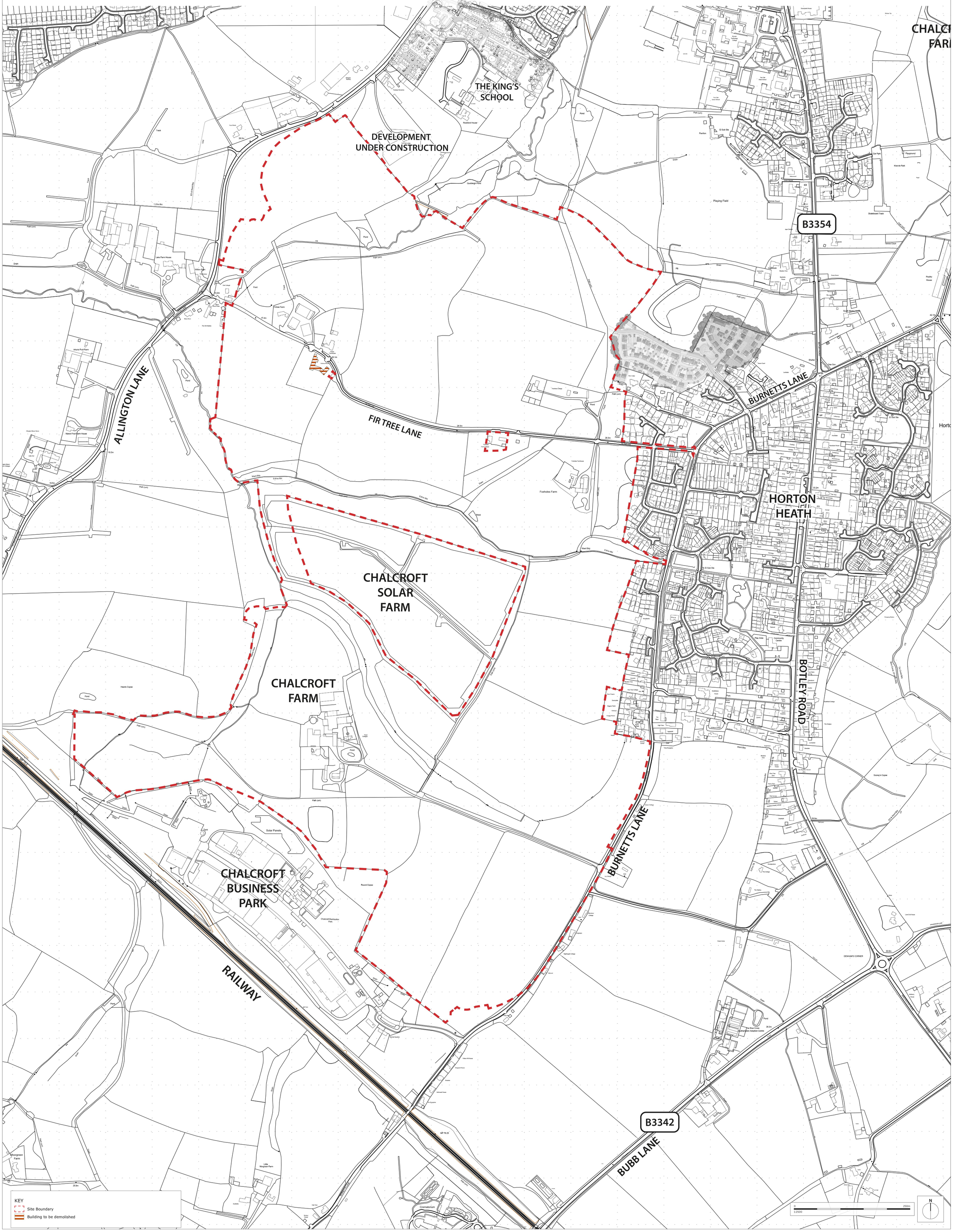

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Rev	Description	Date	Au	Ch
P1	Preliminary Issue	- - .-	--/--	--
P2	Redline amended	30.10.20	GR/kn	

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Project **ONE HORTON HEATH**

Drawing **Demolition Planp**

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Job no.	EAST200403	Date	06.10.20
Dwg no.	DEP 01	Rev.	P2
Author	GR/kn	Checked	GR	Scale	1:2500@A0
Status	PRELIMINARY	Office	Romsey
Client ref.	-		

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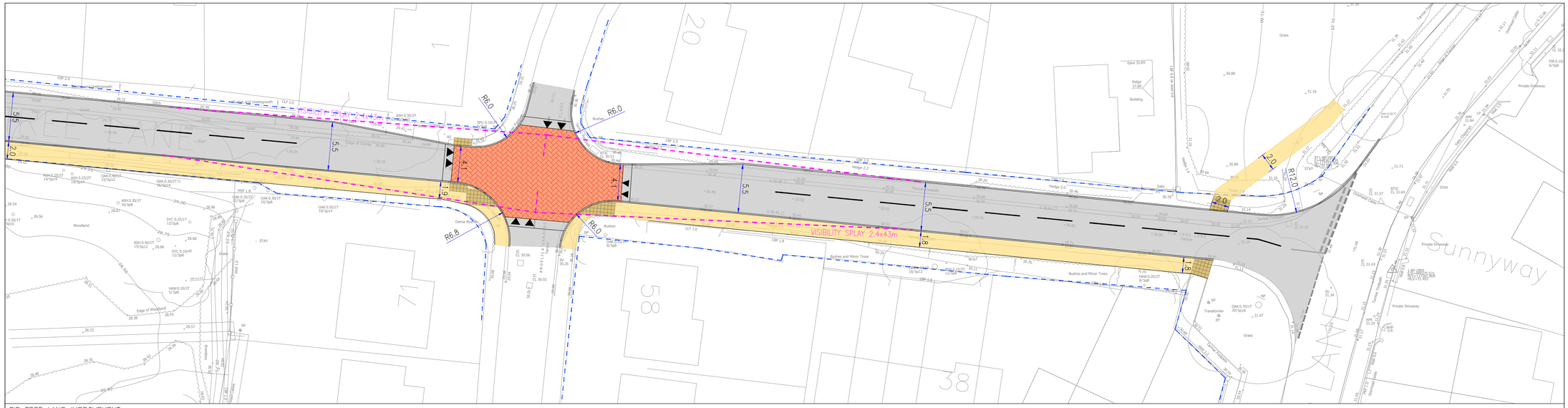
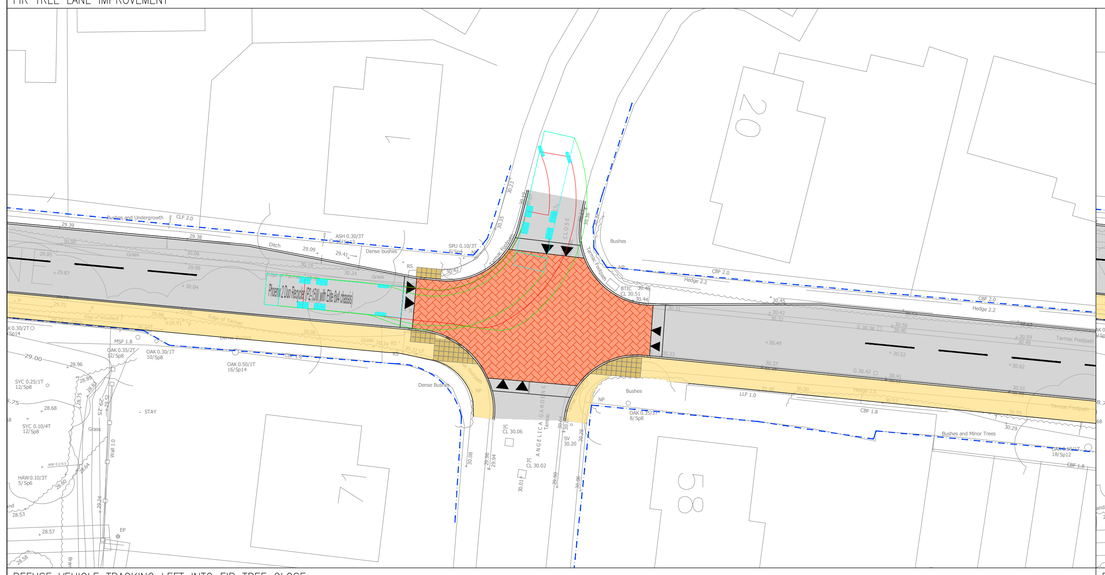
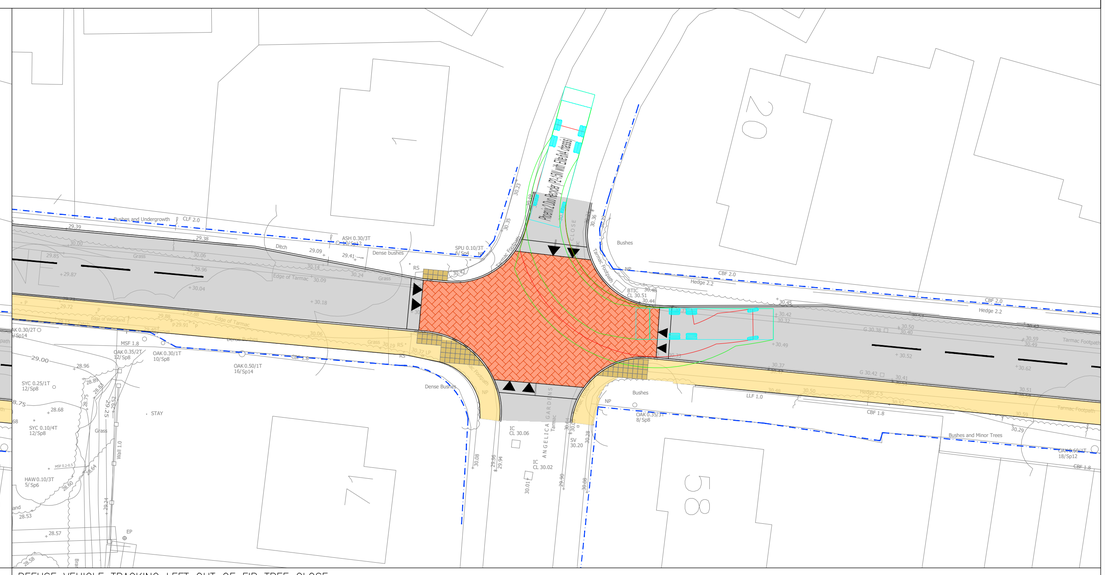


FIR TREE LANE IMPROVEMENT



REFUSE VEHICLE TRACKING LEFT INTO FIR TREE CLOSE



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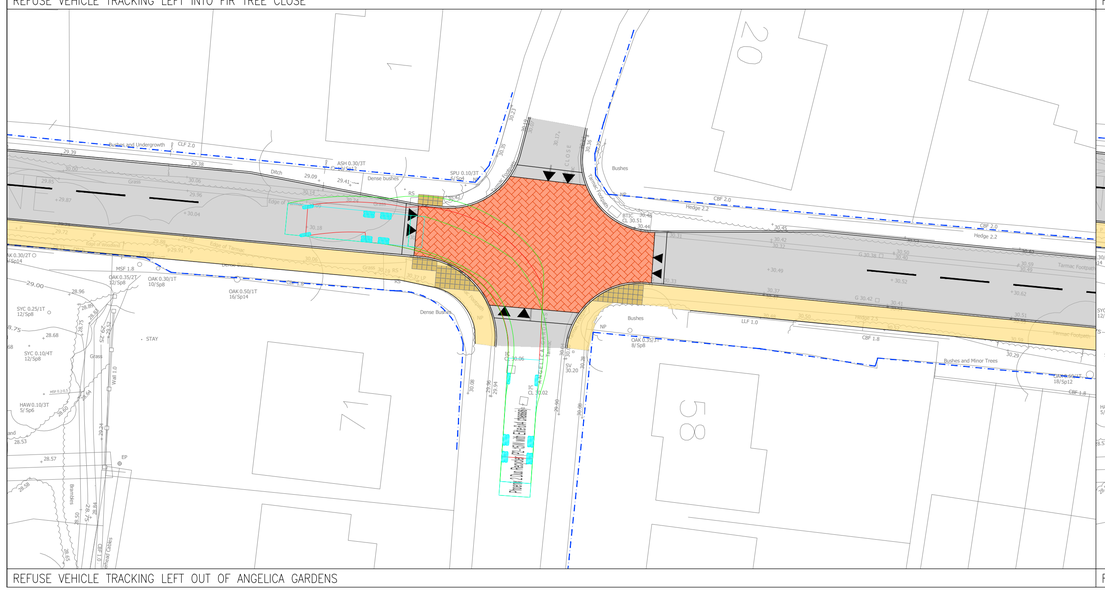
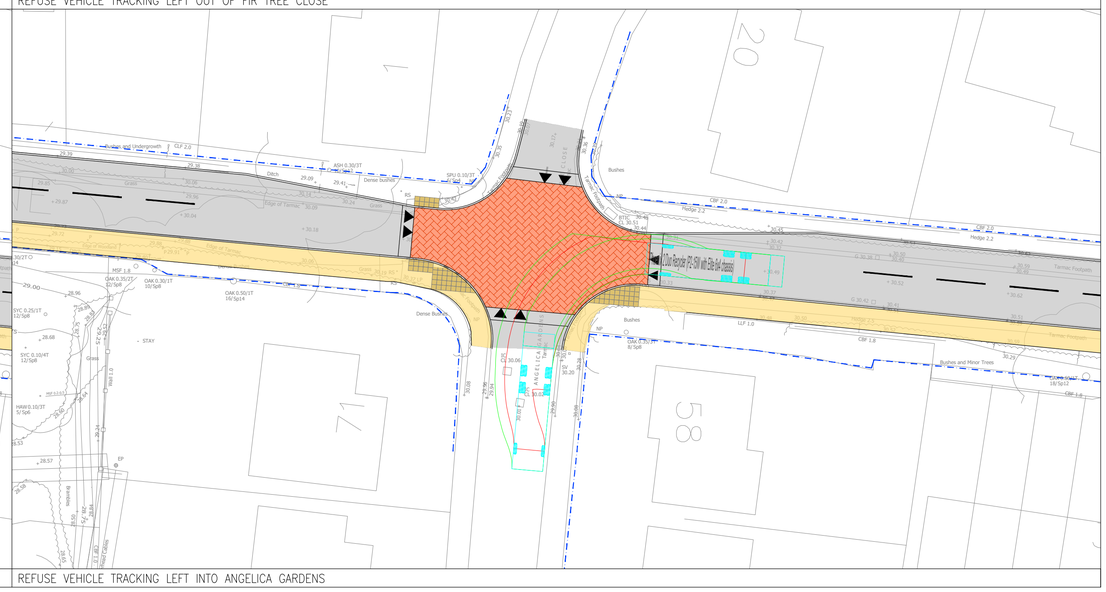


REFUSE VEHICLE TRACKING LEFT OUT OF ANGELICA GARDENS



REFUSE VEHICLE TRACKING LEFT INTO ANGELICA GARDENS

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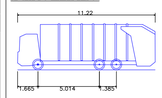
LEGEND

- PROPOSED FOOTWAY
- PROPOSED CARRIAGEWAY
- RAISED TABLE
- VISIBILITY SPLAYS

VEHICLE PROFILE



Phoenix 2 Duo Recycler (P2-15W with Elite 6x4 chassis)

Overall Length	11.220m
Overall Width	2.450m
Overall Body Height	3.756m
Min Body Ground Clearance	0.309m
Track Width	2.530m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	11.550m

NORTH

Rev	Description	Date	By	Chkd
-	-	-- -- --	--	--

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Paul Basham Associates Ltd
The Bothy, Cams Hall Estate, Fareham, PO16 8UT
01329 711 000
info@paulbashamassociates.com www.paulbashamassociates.com

Client

ONE HORTON HEATH

Project Name
LAND AT HORTON HEATH
EASTLEIGH

Title
FIR TREE LANE
IMPROVEMENT

Project Phase
PRELIMINARY

Checked By	Checked Date	Drawn By	Drawn Date
JL	18.11.2020	COH	16.11.2020

Client Drawing No.	Scale	
-	1:250	(AT A1 SIZE)

PBA Drawing No.	Revision
039.0014.701	-