Land North East of Fair Oak

EIA Scoping Request Report

Boyer

Prepared on behalf of Croudace Homes Ltd | October 25

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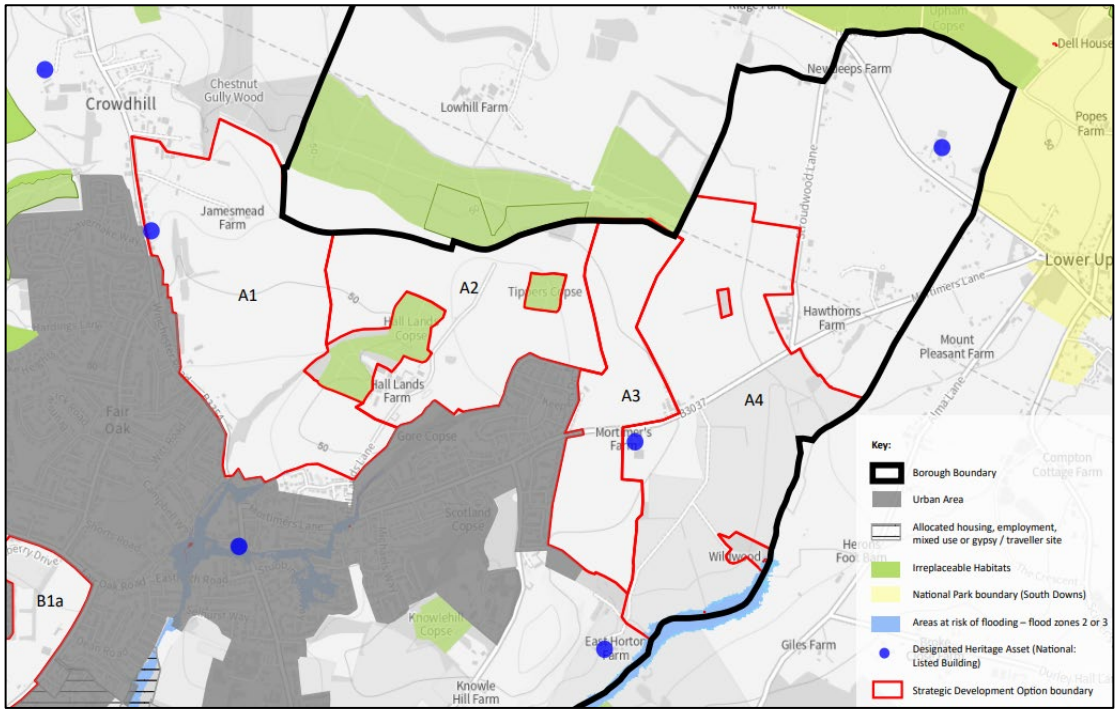
1. INTRODUCTION

1.1 This Environmental Impact Assessment (EIA) Scoping Report is submitted by Boyer, on behalf of Croudace Homes Ltd ('Croudace') and Highwood Strategic Land ('Highwood') (referred to hereafter as the 'applicant') related to 'Land North East of Fair Oak'.

1.2 The Site forms the substantive part of one of a series of Strategic Development Options (SDOs), within the Local Plan Review 'Issues and Options' consultation, which was undertaken from December 2024 to January 2025 by Eastleigh Borough Council (EBC).

1.3 The parcels are identified in **Figure 1.1** below, which is an extract from the Issues and Options Consultation document.

Figure 1.1 SDO A Map



1.4 EBC's consultation document (at paragraph 18.37) identifies a potential development capacity (across parcels A1, A2, and A3) of 3,400 homes, along with other mixed uses, community facilities, and new infrastructure.

1.5 An EIA Screening Request was submitted to EBC in August 2025 which sought to test the parameters of 'SDO A: North East of Fair Oak', and specifically, SDO parcels A1 + A2 + A3, which broadly constitute the area of land under Croudace and Highwood's control, save for the area south of Mortimers Lane. It is relevant that part of SDO Parcel A3 is currently subject to a separate planning application by Bloor Homes[1].

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

1.6 The Screening Opinion was received from EBC, dated 25 September 2025 and has been taken into account through the preparation of this Scoping Request.

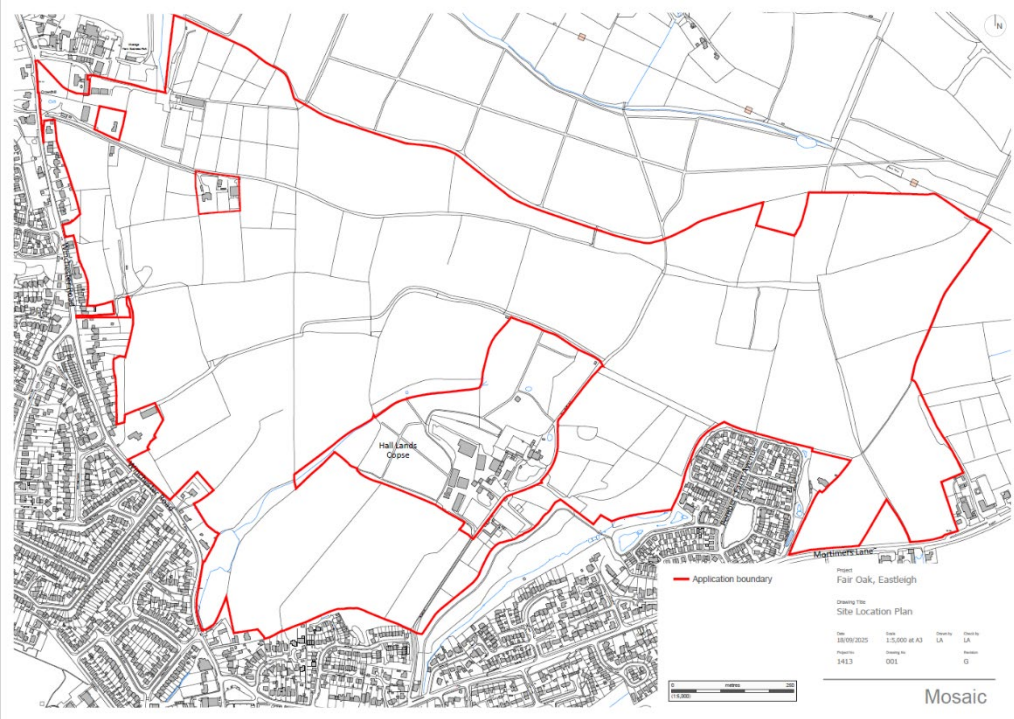
1.7 This Scoping report sets out a request for an Environmental Impact Assessment (EIA) Scoping Opinion from EBC in accordance with Regulation 15 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA Regulations"). It is acknowledged that a very small part of the Site, likely to be identified for public open space/recreation is located within the boundary of Winchester City Council (WCC), however the request as has been directed to EBC with the expectation that WCC will be consulted by EBC.

1.8 Regulation 15 (2) (b) states that a scoping request must be accompanied by:

- A plan sufficient to identify the land;
- A brief description of the nature and purpose of the development, including its location and technical capacity;
- An explanation of the likely significant effects of the development on the environment; and
- Such other information or representations as the person making the request may wish to provide or make.

1.9 Land North East of Fair Oak, 'the Site', extends to approximately 121.4 hectares, included 114.76ha within the administrative boundary of EBC and approximately 6.64ha within the administrative boundary of WCC. A Site Location Plan is shown in **Figure 1.2** below and reproduced at **Appendix 1**.

Figure 1.2 Site Location Plan



1.10 Schedule 2 of the Town and Country Planning EIA Regulations identifies projects where an EIA may be required. Under Description of Development 10. Infrastructure Projects (b) Urban development projects providing more than 150 dwellings, or where the overall area of development exceeds 5 hectares, are projects identified as potential Schedule 2 development. Such projects will require an EIA where the development exceeds the thresholds and if the development is also likely to have significant effects on the environment, by virtue of factors such as its nature, size or location.

1.11 In this instance, the 'Proposed Development' concerns the creation of up to 2,200 homes, a local centre to include local retail facilities, a food store, health and community facilities, primary school with pre-school, land reserved for a secondary school, mobility hub, new vehicular access points, pedestrian and cycle connections, public open space, green and blue infrastructure and other associated infrastructure.

1.12 It is acknowledged that provision for secondary school education is required for a development of this scale. At this stage, due to the uncertainties surrounding expansion opportunities of existing schools, the Proposed Development includes two development scenarios as set out below:

1. Provision of up to 2,200 homes, with secondary school education provided through expansion proposals to Wyvern Collage; or
2. Provision of up to 1,900 homes and land reserved for a new five form entry secondary school with sixth form provided on Site.

1.13 The development scenarios are shown on Scenario Illustrative Masterplans included as **Appendix 2**. The proposals are more fully described at **Chapter 3** of this document.

Need for Environmental Impact Assessment

1.14 An EIA is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a project. This process helps to ensure that the importance of these effects, and the scope for their reduction, may be properly understood by the public and the relevant Local Planning Authority ('LPA'), before a planning application is determined. The Regulations implement the requirements of the European Community's Directive on Environmental Assessments (85/337/EEC), as amended by Council Direction No. 97/11/EC, 2011/92/EU and 2014/52/EU. Further guidance is provided in the Planning Practice Guidance ('PPG') (Paragraph:001 Reference ID: 4-001-20170728 (Revision date 27/07/2017)).

1.15 Under Regulation 15 of the "Regulations", a person who is minded to make an EIA application may ask the LPA for their formal written Opinion, regarding the scope of the information to be provided in the Environmental Statement 'ES'. This formal advice constitutes a 'Scoping Opinion'. The provision of a Scoping Opinion ensures that the person allows the LPA to consider, and to therefore clarify what the main effects of the development are likely to be, and, therefore, the topics on which the ES should focus.

1.16 The Applicants have chosen to request that a formal Scoping Opinion be provided by EBC, as the relevant 'Competent Authority'. A number of topic areas have been identified where it is considered that there is potential for significant effects to occur and it is the intention to address these areas through relevant technical ES chapters. Additionally, a number of topics have been identified that are unlikely to give rise to significant effects and it is therefore proposed that these topics are 'scoped-out' of the EIA process. Whilst these scoped-out topics do not meet the 'significant effects' threshold for further consideration via the EIA, they may have potential to result in 'non-significant' localised impacts, which would merit due consideration via the planning application process.

1.17 A full suite of reports and assessments is to be provide in support of the envisaged application for outline planning permission. In this respect the Authority is referred to **Chapter 18** of this document where detailed consideration of non-significant topics is presented. The opinion of EBC would be welcomed on this matter.

1.18 As well as a plan identifying the location of the Proposed Development, this document includes a brief description of the proposal and the potential environmental effects. The baseline situation is described, as are the specific effects, and methodologies to be employed in the assessment of the effects.

The Consultant Team

1.19 In accordance with the EIA Regulations, a person who is minded to make an EIA application may ask the relevant authority to state in writing their opinion as to the information to be

provided in the Environment Statement (a "Scoping Opinion"). The ES will be undertaken by a consultant team appointed on behalf of the Applicants. The consultant team will include:

- Boyer — EIA project management / lead; Socio-Economics
- Paul Basham Associates — Transport and Access
- CSA Environmental — Landscape and Visual; Biodiversity
- RSK — Flood Risk and Drainage
- Hilson Moran — Air Quality; Climate Change

1.20 For the purposes of the ES Scoping, the consultant team has also included:

- Orion — Heritage and Archaeology
- Barton-Hyett — Arboriculture
- Hilson Moran — Ground Conditions; Noise and Vibration, Mineral Resources; Nutrient Neutrality.

2. SITE AND SURROUNDINGS

2.1 This section provides an overview of the nature and location of the Site in the context of its wider surroundings. The location and extent of the Site is depicted on the plan at **Appendix 1.**

The Site

2.2 The Site is situated to the northeast of Fair Oak, primarily within the Borough of Eastleigh, Hampshire, but with a small area to the northwest of the Site falling with Winchester City Council boundary. It comprises approximately 121.4ha of arable fields approx. 114.76ha of which lies within the administrative area of EBC, with approx.6.64ha within WCC, with hedgerows and trees located along the field boundaries. The Site and wider area have been promoted as a suitable location for growth at Fair Oak, to meet the needs of the Borough.

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

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

2.5 The Site occupies an area of farmland at the north-eastern and eastern edge of Fair Oak, at the eastern extent of the built-up area of Eastleigh.

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

2.7 The area enjoys excellent access to the local and strategic road network. Winchester Road (the B3335) directly connects to the M3, providing links to major employment centres, Basingstoke and London. Junction 7 of the M27 is also a 14-minute drive away, connecting to Portsmouth.

2.8 The Site is crossed by a number of public footpaths and bridleways, providing access to the wider countryside. The Site is accessible via a network of pedestrian and cycle routes providing good connectivity to Fair Oak and Eastleigh. It is close to a high frequency bus corridor providing connections to Eastleigh town centre and the rail station, with links to Southampton and Winchester.

2.9 The Site was previously part of the North of Bishopstoke and North and East of Fair Oak SGO, which was proposed for allocation in the Submission Version of the 'Eastleigh Borough Local Plan 2016 – 2036' (the Local Plan) through Draft Policy S5. However, this proposed allocation was not included in the final version of the Local Plan when it was adopted in April 2022.

Site Context

2.10 While the Site is situated within a predominantly rural context, the main urban area of Fair Oak lies immediately southwest of the Site. The existing Fair Oak Local Centre lies a short distance to the southwest of the Site with the secondary school, Wyvern College, located further to the south. Fair Oak provides access to a good range of facilities, including, but not limited to:

- The Fox and Hounds Public House
- Woodland Community Centre
- Upper Barn Copse
- Fair Oak Village Hall
- Stokewood Surgery
- The Co-operative Food Store
- Fair Oak Community Library
- The Oak Village Pharmacy
- Wyvern College (Secondary)
- Fair Oak Infants School
- Stoke Park Junior School

2.11 With respect to local services, the new development of 'One Horton Heath', as allocated in the adopted Local Plan, lies to the south of Fair Oak village. The outline permission of this development includes a mixed-use local centre, further non-residential floorspace and a 3FE Primary School, and large areas of public space including formal sports facilities.

2.12 The Borough's Existing Settlement Hierarchy (June 2022) identifies Fair Oak as a 'Larger Village' (Tier 3 of 4), being described as principally serving the day-to-day needs of their local catchment, and employment centres. Nonetheless, the pattern of settlement within Eastleigh Borough results in Fair Oak lying approximately 4km from Eastleigh Town Centre, when measured from the Botley Road / Eastleigh Road junction, and, via Bishopstoke, it operates effectively as a suburb of Eastleigh. Fair Oak also functions economically within the wider Southampton conurbation.

Designations and Constraints

2.13 The Site is located fully within in Flood Zone 1 for fluvial risk, as identified on the Environment Agency mapping database. Further details are set out in the Flood Risk and Drainage Chapter (**Chapter 9**).

2.14 Tippers Copse, located in the northern part of the Site, and Hall Lands Copse, which is not part of the Site's 'redline boundary', but is entirely enclosed by it, are both areas of Ancient and Semi-Natural Woodland (ASNW) and are also designated as Sites of Importance for Nature Conservation (SINCs). Further details are set out in the Biodiversity Chapter (**Chapter 8**).

2.15 Five Tree Preservation Orders ('TPOs') are located within the Site's boundaries. As mentioned above, an ASNW is located on-site, whilst another is entirely enclosed by the Site. Further details are set out in the Arboriculture Chapter (**Chapter 10**).

2.16 There are no designated heritage assets within the Site. However, a total of 11 Grade II Listed Building are recorded within a 1km study area, including 5 adjacent to the Site. There are also a number of Non-Designated Heritage Assets in the vicinity of the site set along Hall Lands Lane and potential Non-Designated Heritage Assets at Stocks Farm. The former Fair Oak Park is partly located on the site. There are no Conservation Areas situated on-site.

2.17 The Site is not subject to any prevailing statutory landscape designations. However, the boundary with the South Down National Park (SDNP), the nearest statutory landscape designation, lies approximately 1km northeast of East Parcel on the Portsmouth Road (B2177)

2.18 The Site is not part of any Site of Special Scientific Interest (SSSI) or Air Quality Management Areas (AQMA).

3. PROPOSED DEVELOPMENT

Overview

3.1 The application Site boundary, as identified in **Appendix 1** and the subject of this request for a scoping opinion, proposes up to 2,200 dwellings. Planning permission for the Proposed Development will be sought via the submission of an application for Outline Planning Permission.

3.2 The Proposed Development seeks to provide the following:

- Up to 2,200 homes comprising a range of house types and sizes;
- Market and affordable housing, in accordance with Development Plan policies;
- Potential for Self-Build and Custom Housebuilding plots;
- Lifetime Homes;
- Primary School with Pre-school;
- Land reserved for Secondary School;
- Local centre, including a food store, local retail facilities, health and community facilities;
- Community hub and co-working space;
- Mobility Hub;
- New vehicular access points – north and south Winchester Road, and Mortimers Lane;
- New pedestrian and cycle connections;
- Public Open Space of over 50 ha comprising play areas, community orchards, allotments, informal open space, formal playing pitches, additional woodland planting and Country Park;
- Provision of 10% biodiversity net gain (BNG);
- Provision of buffers to SINC and ancient woodland;
- Sustainable Urban Drainage System;
- Parking provision in compliance with relevant standards; and
- Building design and sustainability measures.

3.3 The proposed Illustrative Masterplan indicates 1,900 dwellings with reserved land for a five form entry secondary school and associated grounds. However, discussions are ongoing with the nearby Wyvern College regarding opportunities for expansion, and therefore a new secondary on the Site may not be required. An alternative scenario is therefore assessed, where that land is instead utilised by additional housing, increasing the number of dwellings

from 1,900 to 2,200 dwellings. Both of these alternative scenarios and the related impacts are intended to be assessed as part of the ES.

3.4 Each technical Chapter within the ES will consider and assess the Proposed Development either: both with and without the provision of a school on the Site; or with the provision of a school on the Site, on the basis that this represents a "worst-case" scenario and any future detailed proposals coming forward within the parameters of a future outline permission would not lead to greater (more adverse) effects on the environment than have been assessed at the outline stage.

3.5 The two Scenarios are set out within Illustrative Masterplans included at **Appendix 2**, which is one way but not the only way of according with the Development Parameters based on an assessment of constraints and opportunities and the technical work undertaken to date. The Masterplan may be subject to change as the proposals evolve.

3.6 Set out is a summary of the Masterplan components:

- Local centre uses situated within the western parts of the Site, towards the existing settlement;
- Mobility hub to be situated in relation to the local centre, and bus route circulation through the Site;
- New purpose-built pedestrian and cycle infrastructure, and integration of already improved PRoW network within the overall movement strategy;
- Smaller community facility node within the eastern part of the Site, expected to include a café and co-working space;
- Primary school and associated land within a central point, to be walkable for future residents across the Site;
- Child nurseries / early years facilities, associated with the school, the local centre and in the east;
- Denser development within the western part of the Site, lower development densities towards the east, following topographies and responding to site features;
- Plays areas and informal spaces situated across the Site; and,
- Retention of key woodlands, trees, and hedgerows, and new woodland planting. 50m buffer provided towards Ancient Woodland / SINCs.

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

Parameter Plans & Development Specification

3.8 The planning application will take the form of an Outline application with all matters reserved, except for access, and will be based upon Development Parameters to enable an assessment of the proposals to be undertaken for the purposes of EIA.

3.9 Development Parameters will comprise a series of Parameter Plans as well as Parameter Written Text, set out in a Development Parameter Schedule. The main purpose of the Development Parameters written text will be to define and describe the principal components of the Proposed Development, including the land uses, maximum quantum of development and the environmental design principles of the Proposed Development for ES assessment purposes. The parameters will provide the basis for future detailed applications to be submitted under reserved matters.

3.10 The Development Parameter Plans are likely to include:

- Land Use;
- Access and Movement;
- Building Heights; and
- Open Space/Green/Blue Infrastructure.

3.11 It is envisaged that conditions/obligations will support any permission and require the detailed design of the proposed development to accord with the Development Parameters and principles of the planning permission.

3.12 The Development Parameters Plans and Schedule will meet the 'Rochdale Envelope' principles for the purposes of identifying likely significant effects.

Phasing and Delivery

3.13 Following the grant of Outline planning permission, separate Reserved Matters consents will be required before the commencement of development.

3.14 It is anticipated that the construction stage will last for approximately 10 years following the grant of Outline planning permission, reserved matters submissions and discharge of relevant conditions, and other obligations. The 'construction phase' will be initiated in 2028/29 – 2029/30, and final works are expected to conclude in 2036/37 – 2037/38. The construction and operational phases will run in parallel, from the date of the first completion/occupation to the date of the last completion/occupation.

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

3.16 The precise phasing strategy will be based on the capacity of existing infrastructure and the delivery of necessary infrastructure requirements that will support development. The phasing of development will be supported by commensurate delivery of infrastructure based on analysis of impacts and identification of mitigation measures/solutions.

4. THE SCOPE OF ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

Scoping

4.1 The purpose of undertaking an EIA scoping exercise, is to establish and agree a procedure for identifying likely significant effects, which may arise as a result of the construction and operation of the Proposed Development. As part of this exercise, this Scoping Report serves to outline how the significance of the effects are to be assessed. This is for the purpose of facilitating an assessment by the 'Competent Authority', in this case is EBC. This report is therefore submitted to the Council, and the Authority's formal opinion is sought on the proposed scope of the EIA. The results of the EIA will subsequently be presented in the ES, which will take into account the Scoping Opinion provided by the "Competent Authority".

4.2 The preparation of this Scoping Report has been led by Boyer, with the scoped in Chapters having been prepared by a team of technical consultants All contributors are experts competent in their topics and the ES will include a biography of each of the team member's qualifications, professional accreditations and experience. Boyer's technical quality and commitment to improvement in professional practice has been recognised through its corporate membership of the Institute of Sustainability and Environmental Professionals ('ISEP'), formerly known as the Institute of Environmental Management and Assessment ('IEMA').

4.3 The scoping exercise has been informed by desk-based research, professional judgement and other information available for the Site. The EIA process will examine and assess the effects of the Proposed Development on each of the following topics (technical chapters), which are considered as having a likely significant effect on the environment:

- Socio-Economic;
- Transport and Access;
- Landscape and Visual;
- Biodiversity;
- Flood Risk and Drainage;
- Air Quality; and
- Climate Change.

4.4 For each of the topics scoped into the assessment, further information on the details to be included in the assessment and the methodology to be employed, are set out in the following sections.

4.5 Consultants, specialist in the topic have provided summaries of the assessments deemed necessary in relation to the main EIA topics identified.

5. SOCIO-ECONOMIC

5.1 This chapter will consider the socio-economic impacts of the Proposed Development of up to 2,200 homes with associated facilities including land for a new primary school, secondary school, a local centre, community facilities,, and public open space. This chapter of the ES Scoping Report has been produced by Boyer Planning.

5.2 The socio-economic chapter of the ES will set out the technical assessment and will consider the potential socio-economic impacts of the Proposed Development, particularly the impact on housing, employment, population and community infrastructure. The assessment will be undertaken in the context of the existing site conditions, prevailing baseline conditions and the relevant policy framework (see below).

5.3 The Socio-Economic chapter will present the findings of the assessment of potential impacts on human beings and the economy. These socio-economic considerations include the effects of the Proposed Development on: population; housing need; education provision; healthcare provision; emergency services; open space requirements; community facilities and the local economy.

5.4 The Proposed Development will inevitably increase the resident population of Fair Oak, a large village to the east of the town of Eastleigh, which currently accommodates approximately 10,500 people, with 136,445 in all of the Eastleigh Borough. Its location is consistent with the Local Plan development strategy, to meet the full objectively assessed housing need of approximately 14,580 new homes across the Housing Market Area.

5.5 The ES will assess the socio-economic effects and benefits of the development in this context.

Baseline Conditions

5.6 At present, the Site is predominantly agricultural land and a change in land use will result from the Proposed Development. The assessment will include a baseline position taking account of the existing nature of the Site and against which the likely implications of the Proposed Development shall be assessed.

5.7 This baseline position will also include an analysis of socio-economic factors such as health care, education, leisure and recreation, community facilities, emergency services, open space, employment matters and traveller site requirements.

Methodology

5.8 The following sections details the methodology to assess the impacts in respect to socio-economic factors:

5.9 The socio-economic assessment will take account of the following matters and likely effects associated with the proposal during the construction and operation phases:

- Quantum of development and the type of land use proposed;

- Population increase;
- Job creation and employment opportunities created, including during the construction and operation phases of the scheme;
- Direct Gross Value Added (GVA), to quantify the effect of the job opportunities provided on the local economy, leakage, displacement and multiplier effects;
- Contribution towards housing growth (including mix and type, and tenure) required to meet identified need (market and affordable) and population growth in and around the Council; and
- Likely effects of the development on existing community infrastructure and services, including health care, education, leisure and recreation, community facilities, emergency services, open space and employment facilities.

5.10 The assessment will identify the principal changes to the circumstances of the existing and proposed communities. The assessment will be undertaken using a series of assumptions in terms of the likely population growth and the potential effects this would have on current local services. The assessment will also take into account (or make assumptions about) the number and types of services that are proposed as part of the development. These will be drawn principally from local planning policy, other supplementary planning documents and best practice guidance, bespoke research sources and advice provided by organisations consulted.

5.11 The chapter will be prepared with reference to the following principal data sources:

- National Census data (2021 updated as available) and other ONS-produced sources;
- Office of National Statistics (ONS) data; and,
- Indices of Multiple Deprivation (MHCLG data).
- NOMIS labour market statistics;
- GOV.UK: Get information About Schools;
- NHS Digital; and
- HBF Housing Calculator.

Potential Effects

5.12 Likely significant effects on social and economic conditions will arise directly from the uses provided as well as the employment opportunities created during the construction and following the completion of the Proposed Development.

5.13 The significance of the impacts on socio-economics will be assessed against the 7-point scale set out in [**Table 16.4** and described in **Chapter 16**] of this Scoping Report. The assessment of significance will take into account the combined and cumulative effects.

5.14 Mitigation measures, including potential planning obligations, toward new community facilities for example, will also be considered.

Legislation, Policies, Standards and Guidance

5.15 The planning policies relevant to the Proposed Development. These include:

- NPPF (2024 as amended);
- Planning Practice Guidance;
- Eastleigh Borough Local Plan 2016 – 2036 (Adopted April 2022);
- Winchester Joint Core Strategy (Adopted March 2013); and
- Hampshire Minerals and Waste Plan (2013).

5.16 In addition, there are also a number of Supplementary Planning Documents (SPDs) that are considered to be of relevance:

- Affordable Housing (December 2023)
- Residential Parking Standards SPD (2009)
- Housing Mix SPD (2003)
- Trees and Development SPD (2022)
- Quality Places SPD (November 2011), and draft updated Quality Places SPD (2025).

5.17 The Site is not located within a Neighbourhood Plan area.

6. TRANSPORT AND ACCESS

6.1 An assessment of the potential effects of the Proposed Development on transport and access receptors will be included within the ES, during both the construction and operation phases of the Proposed Development.

6.2 This ES Scoping Chapter has been written by Paul Basham Associates and sets out the assessment assessment criteria/methodology, the existing traffic/transport baseline conditions, the potential impacts and effects resulting from the Proposed Development.

Baseline Conditions

6.3 To understand the baseline traffic conditions within the local area, traffic counts have been undertaken to identify the volume of traffic on the surrounding links. The location of traffic surveys has been informed by pre-application discussions with Hampshire County Council highways and additional surveys will be undertaken as necessary.

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

6.5 In terms of the wider area to be assessed this consists of a mix of residential roads, classified local distributor roads, A roads and motorway junctions.

Baseline Data Collection

6.6 The following information and data has been collected thus far to consider the highway impact:

- Trip rates, obtained from TRICS data
- Traffic distributions using a site-specific gravity model and Census data
- Traffic data of the local road network obtained in November 2023 and June 2025
- Public Rights of Way Mapping

6.7 For reference traffic data of the following junctions and routes has been obtained:

- ATC Surveys
  - Mortimers Lane
  - Winchester Road (south)
  - Winchester Road (north)
  - Leigh Road (west)

  - Leigh Road (east)
  - Twyford Road
  - Wide Lane
  - Campbell Road
  - Fair Oak Road
  - Botley Road
  - Main Road (Colden Common)
  - Hensting Lane
  - Portsmouth Road
  - Stroudwood Lane
  - Winchester Road (Bishops Waltham)
- Manual Classified Counts
  - Sandy Lane/Winchester Road signal junction
  - Winchester Road B3354/Stubbington Way/B3037 Eastleigh Road
  - Allington Lane/Fair Oak Road (B3037)/Sandy Lane/Blackberry Drive
  - Bishopstoke Road (B3037)/Chickenhall Lane Roundabout
  - Winchester Road/Mortimers Lane
  - Bishopstoke Road (B3037)/Station Hill/Romsey Road (A335)/Twyford Road (A335)/Coles Close
  - Winchester Road/Portsmouth Road signals (Fishers Pond)
  - Main Road/Church Lane/Wessex Park roundabout
  - Main Road/Highbridge Road junction
  - High Street/Hazeley Road/Finch's Lane signals
  - Junction 11 on/off slips
  - Junction 11/Hockley Link roundabout
  - Botley Road/Knowle Lane/Burnetts Lane signals
  - Botley Road/Winchester Road/Snakemoor Lane/Bubb Lane roundabout
  - Bubb Lane/Chalcroft Way roundabout
  - Bubb Lane/Tollbar Way

- Tollbar Way/Maunsell Way roundabout
- Botley Road/Tollbar Way roundabout
- Tollbar Way/Charles Watts Way roundabout
- M27 Junction 7
- Winchester Road/Mortimers Lane (Upham End)
- Winchester Road/Victoria Road/B3035 roundabout
- B2177/Botley Road/Coppice Hill roundabout
- Allington Lane (new RAB)
- Allington Lane/A27/Townhill Way
- Bishopstoke Road/Riverside
- Brambrige/Highbridge Road

6.8 Further information will be required to support the detailed Transport Assessment once the scope is agreed through the highways pre-application process.

6.9 The DfT's Transport Analysis Guidance (TAG) on Data Sources and Surveys (May 2020) advice states that 'surveys should be carried out during a 'neutral' or representative, month avoiding main and local holiday periods, local school holidays and half terms, and other abnormal traffic periods'. Neutral periods are defined as Mondays to Thursdays from March through to November (excluding August), provided adequate lighting Is available, and avoiding the weeks before/after Easter, the Thursday before and all of the week of a bank holiday, and the school holidays. Surveys may be carried out outside of these days/months, ensuring that the conditions being surveyed (e.g traffic flow) are representative of the transport condition being analysed/modelled.

Methodology

6.10 The assessment methodology has been informed by guidelines issued by the Institute of Environmental Management and Assessment (IEMA) now the Institute of Sustainability and Environmental Professionals ('ISEP'). The 'Environmental Assessment of Traffic and Movement' (July 2023) guidelines suggest that the following rules should be applied when considering the scope and extent of the environmental assessment:

- Highway links where traffic flows are predicted to increase by at least 30% should be included within the assessment (or where the number of HGVs is predicted to increase by 30%); and
- Areas that are considered to be especially sensitive to increases in traffic volumes should be included where traffic flows are predicted to increase by at least 10%.

6.11 These guidelines are formed on the basis that, in environmental terms, a 30% increase in traffic flow on a standard highway link is considered to be a 'significant' impact. An increase in traffic flow of less than 10% however would not be discernible to road users as background traffic flows can fluctuate by this amount on a daily basis.

6.12 The exception to this is where a transport link can be considered to be within a sensitive area, such as adjacent to a school, hospital, nursing home or where residential properties front onto the link and pedestrian activity is high.

6.13 The ISEP guidelines refer to the assessment of the proposed development's impact on link flows by establishing the overall 'without Proposed Development' and 'with Proposed Development' two-way flows for the links preceding the junctions' arms subject to a material increase.

6.14 The ISEP Guidelines suggests that assessment should be carried out for the 'scope in' areas regarding the following effects:

- Severance of communities: Severance is the perceived division that can occur within a community when it becomes separated by major transport infrastructure. In general terms according to the ISEP Guidelines a 30% change in traffic flow is likely to produce a 'slight' change in severance, with 'moderate' and 'substantial' changes occurring at 60% and 90% respectively.
- Driver and Passenger Delay: Delay to drivers generally occurs at the site entrance, on highways passing the development site, at other key intersections along the highway and at side roads where the ability to find gaps in the traffic may be reduced.
- Non-Motorised User Delay: The delay incurred by pedestrians and cyclists is generally a direct consequence of their ability to cross roads. Delays incurred by public transport users can be a consequence of more vehicles being on the road
- Non-Motorised User Amenity: The term amenity is broadly defined as the relative pleasantness of a journey and is considered to be affected by traffic flow, traffic composition and pavement width/separation from traffic. A suggested threshold for judging the significance of changes in pedestrian amenity would be where the traffic flow (or HGV component) is halved or doubled.
- Fear and intimidation on and by road users: The extent of fear and intimidation is dependent on the total volume of traffic, the heavy vehicle composition, vehicle speeds and the proximity of traffic to people. Fear and intimidation is not limited, cars, lorries, motorcycles and buses but also includes horses, cycles, mobility scooters, e-scooters and e-cycles. Whilst there are no commonly agreed thresholds, the July 2023 ISEP Guidelines outlines traffic flow and speed values to generate a degree of hazard score and total hazard score to outline the level of fear and intimidation between small, moderate, great and extreme.
- Road User and Pedestrian Safety: This establishes the effect on the road safety record of the adjoining road network. Whilst a calculation of road accident rates can be completed,

an assessment of collision clusters is more common which identifies any emerging patterns or factors that could be exacerbates by traffic or movement generation.

- Hazardous/large loads: Such impacts should be considered where developments involve the transportation of dangerous and hazardous loads by road. Where required, the assessment should clearly outline the estimated number or composition of such loads. Where the number of movements are considered significant the assessment should include a risk or catastrophe analysis.

6.15 The above would be assessed through percentage impact assessments of increases in traffic flow as a result of the proposed development in the assessment area and through junction modelling assessments undertaken as part of the TA. Pre-application discussions will continue to be undertaken with the local highway authority to ensure that the scope of assessment proposed in the Transport Scoping Note is applicable. In addition to the ES, a Transport Assessment and Monitor and Manage Travel Plan will be prepared to support the planning application.

6.16 The magnitude of the effects must be examined in order to determine whether they are considered to be 'significant'. The IEMA guidelines imply that there are no simple rules or formulae that can be applied to determine the magnitude of such effects. Therefore, a professional judgement must be made, based upon the information and data available.

6.17 The ES will assess the likely significant effects of a development, and these impacts can generically be classified as being;

- adverse, beneficial or neutral;
- short, medium or long term;
- direct or indirect; and
- permanent or temporary.

6.18 To assess significance, two factors need to be considered, the magnitude of change and the sensitivity of the receptor.

- Magnitude of change identifies the extent of the impact from the original baseline conditions of the site or surrounding area (the scale of impact) and is measured as high, medium, low or negligible.
- Sensitivity of receptor identifies the receptors which could be impacted by the Proposed Development and judges how vulnerable the receptor is to the impact and is based largely on professional judgement.

6.19 The following table shows initial significance criteria, with significance being measured as major, moderate, minor or negligible.

Table 6.1 Significance Criteria

Magnitude of Impact	Threshold	Criteria for Assessing Impact
Major	>30%	Total Loss or major / substantial alteration of key of the pre-development conditions such that the post development character will be fundamentally changed.
Moderate	10% to 30%	Loss or alteration to one or more key elements of the baseline conditions such as that post development character of the baseline will be materially changed.
Minor	5% to 10%	A minor shift away from baseline conditions. Change arising from the loss / alteration will be noticeable but not material. The underlying character of the baseline condition will be similar to the pre-Project situation.
Negligible	<5%	Very little change from baseline conditions. Change barely distinguishable, approximating a 'no change' situation.

6.20 The percentage increase in traffic levels over existing levels due to the proposed development will be used as the criteria for magnitude of change.

6.21 The sensitivity of receptor will be graded according to the development type. It is reasonable to assume that this would apply to the environment around the buildings as well as the type of building itself. Examples of receptors and their sensitivity are summarised in the below table:

Table 6.2 Sensitivity of Receptor

Sensitivity	Examples of Receptors
High	Roads near to sensitive uses including hospitals, residential streets, shared surfaces and accident blackspots
Moderate	Residential distributor roads, congested junctions, roads with poor pedestrian facilities and unsegregated cycleway
Low	Roads fronting commercial uses such as offices, retail and leisure uses
Negligible	Road access to warehouses, factories and farm land

6.22 The ES Transport Chapter will therefore consider the transport impacts based on the magnitude of impact and sensitivity of the receptors.

6.23 The outcome of evaluation against these criteria will be used to make a judgement on the magnitude of each effect at each identified location in terms of magnitude and sensitivity. For example, a dwelling (on a distributor road) incurring an increase in traffic of 5% - 10% would be classified as having a long term minor adverse impact. Any impacts of moderate and above are considered to be significant in EIA terms.

6.24 In order to judge the impact of the proposed development against the above criteria, this is undertaken as a two-stage process – one prior to the implementation of mitigation measures and one following the implementation of mitigation measures.

Geographical Scope

6.25 The scope of assessment will involve the key highway junctions and links within proximity of the site. A scope had been proposed to Hampshire County Council as part of pre-application discussions, which covers the following junctions in addition to the site's three accesses:

- Western Corridor
  - Winchester Road/Sandy Lane
  - Winchester Road/Mortimers Lane
  - Botley Road/Eastleigh Road/Stubbington Way
  - Fair Oak Road/Allington Lane/Sandy Lane
  - Bishopstoke Road/Chickenhall Lane
  - Bishopstoke Road/Romsey Road (A335)/Twyford Road Roundabout
  - Bishopstoke Road/Riverside
  - Northern Corridor
  - Fishers Pond Signals
  - B3354/Church Lane
  - Highbridge Road/Bambridge Lane/Kiln Lane
  - B3354/B3355
  - High Street/ Hazeley Road/Finch's Lane
  - B3335/M3 Slips
  - Hockley Link/M3 Slips
- Eastern Corridor
  - Mortimers Lane/Winchester Road (Upham)
  - Winchester Road/B3035/B2177/Station Road/Victoria Road
  - B2177/Botley Road/Coppice Hill/Houchin Street
- Southern Corridor
  - Allington Lane/Chalcroft Access Road
  - Allington Lane/Mansbridge Road/Swaythling Road/Townhill Park

- Botley Road/Knowle Lane/Burnetts Lane
- Botley Road/Winchester Road/Snakemoor Lane/Bubb Lane
- Bubb Lane/Charlcroft Way
- Bubb Lane/Tollbar Way/
- Tollbar Way/Maunsell Way
- Botley Road/Tollbar Way
- Tollbar Way/Charles Watts Way Roundabout
- M27 Junction 7

Temporal Scope

6.26 The assessment work will consider the construction phase and a future year of 2036 (end of the Local Plan).

Committed Development

6.27 At this stage, the following developments are proposed as 'committed' which has been agreed during pre-application discussions with Hampshire County Council. These relate to purely to highways matters and not the wider ES.

- Pembers Hill (O/15/77190)
- Boorley Green (O/12/71514)
- Boorley Gardens (O/15/75953)
- One Horton Heath (O/20/89498)
- East Horton Business Park (F/23/94668)
- Maddoxford Lane (F/19/84937)
- Crows Nest Lane (O/16/78389)
- Woodhouse Lane (O/18/83634)
- Winchester Road (F/19/86233)
- Land South of Mortimers Lane (O/24/98619)
- Navigator Quarter (O/25/99506)

6.28 Should additional committed development become relevant to be included within the TA, this would be confirmed through ongoing discussions with Hampshire County Council highways.

Potential Effects

6.29 The potential highway impacts of the Proposed Development that the above methodology will assess include the following:

- Construction Impacts and Effects: Construction vehicle routing may impact on more sensitive areas of the network, and the assessment will consider whether areas sensitive to traffic will be subject to increased traffic flow and/or increase in HGV movements.
- Occupation Impacts and Effects: The traffic generated by the Proposed Development may impact upon the vehicles utilising the surrounding local highway in the assessment area, resulting in the potential for increased delay and queuing.
- Occupation Impacts and Effects: The proposed amendments to the roundabout to accommodate the access has the potential to have a detrimental effect on the operational safety of the highway network. A Stage 1 Road Safety Audit will be undertaken on any junction designs to identify and address any highway safety concerns to ensure any changes are safe for all highway users.

Legislation, Policies, Standards and Guidance

6.30 The following legislation, policy and guidance is relevant to the proposals;

- NPPF (2024);
- Hampshire County Council's Local Transport Plan 4 (LTP4 (2024)
- Eastleigh Borough Council Adopted Local Plan (2016-2036)
- Emerging Local Plan Review
- Manual for Streets
- Manual for Streets 2
- Local Transport Note 1/20

National Planning Policy

6.31 The National Planning Policy Framework (NPPF), most recently adopted in December 2024 sets out the Government's planning policies for England and how these are expected to be applied. Paragraph 10 of the NPPF sets out that there is a 'presumption in favour of sustainable development'.

6.32 Paragraph 118 of the Framework also states that all developments that generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposals can be assessed and monitored

6.33 Paragraph 110 identifies that "Significant development should be focused on locations which are or can be made sustainable, through limiting the needs to travel and offering a genuine

choice of transport modes. This can help reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making."

6.34 Paragraph 115 sets out the four transport 'tests' which need to be addressed when considering sites that may be allocated for development in plans. It should be ensured that:

a. Sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location

b. Safe and suitable access to the site can be achieved for all users;

c. The design of streets, parking area, other transport elements and the content of associated standards reflects current national guidance, including the National Design and the National Model Design Code; and

d. Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision led approach

6.35 Paragraph 116 of the Framework states that 'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'.

6.36 Paragraph 117 of the Framework identifies that with regards to transport, the development should:

- Give priority first to pedestrian and cycle movements, both within the scheme and with the neighbouring area; and second – so far as possible – to facilitating access to high quality public transport services, and appropriate facilities that encourage public transport use;
- Address the needs of people with disabilities and reduced mobility in relation to all modes of transport
- Create places that are safe, secure and attractive – which minimize the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards
- Allow for the efficient delivery of goods and access by service and emergency vehicles
- Be designed to enable charging of plug in and other ultra-low emission vehicles in safe, accessible and convenient locations

6.37 Therefore, development should provide opportunities to promote sustainable transport with priority given to pedestrians and cyclists, should create places that are safe, secure and attractive for all users, including those with disabilities, provide sufficient access for service,

emergency and delivery vehicles, encourage plug-in and ultra-low vehicles through design and should only be prevented where the impact on highway safety is unacceptable or the residual impacts on the road network would be severe.

6.38 It should be noted that the NPPF had a minor update in February 2025 to resolve a cross-referencing point. This did not constitute a change to the policy and the NPPF continues to be dated December 2024.

Hampshire County Council Local Transport Plan 4 (LTP 4)

6.39 Hampshire County Council's Local Transport Plan 4 (LTP4) (adopted 2024) sets the framework for transport planning to 2050, aiming for a carbon-neutral, resilient, and inclusive transport system. The Plan marks a shift from "predict and provide" to a "decide and provide" approach, prioritising people, places, and environmental outcomes over traffic capacity.

6.40 LTP4 establishes that new development should minimise transport emissions, promote modal shift, and support accessibility for all users. LTP4 also suggests that mitigation should focus on reducing private car use through sustainable transport design, travel planning, and integration with local cycling, walking, and bus infrastructure.

Adopted Local Plan 2016-2036

6.41 The Eastleigh Borough Local Plan 2016-2036 was adopted in April 2022. The Local Plan seeks to minimise traffic impacts, improve active travel networks, and ensure new development contributes to transport infrastructure capacity through mitigation or investment. Policies require Transport Assessments and Travel Plans for major proposals, safeguarding public transport routes, and supporting walking and cycling connections between new and existing communities.

Emerging Local Plan Review (Issues & Options Consultation 2024–2025)

6.42 Eastleigh Borough Council is reviewing the adopted plan to reflect updated housing and infrastructure evidence and to extend the plan period beyond 2036. The Emerging Local Plan continues to prioritise sustainable transport, reducing the need to travel by private car, and integrating new growth with active and public transport infrastructure.

6.43 The review also explores strategic development options with a focus on delivering compact, well-connected communities that support low-emission transport and reduce reliance on the strategic road network. The Proposed Development forms part of the strategic option review and is referenced as SDO A (A1, A2 and part of A3).

Manual for Streets

6.44 'Manual for Streets' was adopted in March 2007 by the Department of Transport and replaced Design Bulletin 32 and Places for Streets and Movement. Manual for Streets has a focus on residential, lightly trafficked streets, but many of the key principles can be applicable to other types of streets and it is the responsibility of the user to ensure its application is

appropriate. The manual provides guidance about the design, construction, adoption and maintenance of new and existing residential streets.

'Manual for Streets 2 – wider application of the principles' (September 2027)

6.45 Manual for Streets 2 acts as a companion guide to 'Manual for Streets' and extends its practices beyond just residential streets to cover urban and rural situations increasing its applicability. Manual for Streets 2 provides more background and scenarios which are applicable to transport planning and fills the gap in some design guidance, in particular the gap between Manual for Streets and the Design Manual for Roads and Bridges (DMRB).

Local Transport Note 1/20 (LTN 1/20)

6.46 Local Transport Note 1/20 provides guidance to local authorities on delivering high quality cycle infrastructure. The scope of the document is limited to design matters such as planning for cycling, space for cycling within highways, transitions between dedicated cycle infrastructure and normal carriageway conditions, signage, construction and maintenance and cycle parking, storage and equipment.

7. LANDSCAPE AND VISUAL

7.1 The landscape and visual chapter will be prepared by CSA Environmental. The author and reviewer of the chapter will be suitably qualified landscape architects with extensive experience of undertaking LVIA and preparation of landscape and visual chapters for EIA development.

7.2 The landscape and visual impact chapter will consider the effects of the proposed development on landscape and visual receptors. It will consider the degree of change to the existing landscape character and the potential effects of the development on representative viewpoints. Mitigation will be embedded into the Proposed Development in response to this assessment, and these, and any further mitigation measures will be described. The effects of the development will be assessed at completion and after 15 years, once landscape mitigation has established. The assessment will take into account the cumulative impacts of other consented or planned development in the area.

Baseline Conditions

7.3 The Site occupies a swathe of farmland at the north-eastern and eastern edge of Fair Oak, which itself is at the eastern extent of the built-up area of Eastleigh. The majority of the Site is bound to the north by the dense belt of deciduous woodland at Park Hills Wood. To the west are the rear gardens of dwellings on Winchester Road B3354. To the south is twentieth century development, and more recent and ongoing development along the route of Mortimers Lane B3037.

7.4 The Site is located within Landscape Character Area ('LCA') 7: Bishopstoke – Fair Oak Woodland and Farmland identified in the Landscape Character Assessment of Eastleigh Borough (2011). Key characteristics of LCA 7 include an undulating ridgeline which extends eastwards through the northern part of the Site; frequent woodland blocks and small copses; and a rectilinear pattern of small fields and good hedgerow trees. It describes the overall impression of the LCA as 'one of a wooded, rural landscape'.

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

7.6 Tippers Copse and Hall Lands Copse are areas of Ancient and Semi Natural Woodland and are designated as Sites of Importance for Nature Conservation (SINCs). Tippers Copse lies in the north-eastern part of the Site. Hall Lands Copse is not part of the Site but is surrounded by it.

7.7 There are a few Grade II Listed Buildings in proximity to the Site. Mortimer's Farmhouse and its Granary and Barn, which are each also Grade II Listed, lie across Mortimers Lane B3037

from the Site. Willow Cottage lying across Winchester Road B3354 from the Site and Low Hill Farm lying 500m north of the Site are both also Grade II Listed.

7.8 The boundary with the South Downs National Park lies approximately 1km northeast on Portsmouth Road B2177. In the vicinity of Portsmouth Road B2177, the designated landscape is characterised by undulating, mainly arable farmland, with significant tracts of deciduous woodland. The woodland at Park Hills Wood provides a high degree of visual containment in views from the north, including the South Downs National Park. There is very little intervisibility of the high ground around Tippers Copse with the National Park.

Methodology

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

7.10 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment can still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale.

7.11 The overall scope of the assessment will involve the determination of:

- Landscape and visual impact assessment methodology and significance criteria;
- Zone of Theoretical Visibility ('ZTV') to determine the location of potential assessment viewpoints;
- A photographic record will be provided of key views, when vegetation is both in and out of leaf (if timescales permit);
- Baseline studies, including assessment of existing landscape character and published documents on regional and local landscape character, and the identification of existing visual receptors and public rights of way, particularly those which border the site;
- An assessment of the existing nighttime character;
- Review of development proposals and proposed mitigation measures;

- Assessment of the effects of the development on existing landscape assets, such as vegetation, water bodies etc, and will be informed by an Arboricultural Impact Assessment carried out to support the planning application.
- Landscape and visual impact assessment at Year 1 and Year 15 (residual effects) from completion;
- Commentary on construction (temporary) effects; and
- Commentary on any relevant cumulative landscape and visual effects.

Consultation

7.12 The viewpoints and any requirement for visualisations will be agreed with Eastleigh Borough Council.

Significance Criteria

7.13 In assessing EIA development, a judgement needs to be made about whether an effect is likely to be 'significant' in EIA terms. GLVIA3 advises that: *"There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal."*

7.14 For the purpose of this chapter effects of Substantial and Substantial to Moderate Significance are likely to be important considerations at a regional or district scale, and / or an important consideration for decision makers. As such these are considered significant effects.

7.15 Moderate effects, while important at a local scale, may be considered as significant depending on the receptor in question and it is up to the discretion of the professional making the assessment as to whether this effect is considered significant.

7.16 Where significant adverse effects are identified, measures to avoid, prevent, reduce or, if possible, offset these effects are recommended (i.e. mitigation measures). The level of effect is then assessed with these measures in place i.e. residual effects.

Potential Effects

7.17 There would be visibility of new built form from retained public rights of way which pass through the proposed sustainable urban extension. As public footpaths move beyond the Site the vast majority of the proposed built form would rapidly become obscured, due to the well-vegetated nature of the area.

7.18 From Bridleway 085/23/2 which passes through the Site there are a number of existing long-distance views of Southampton. These views could be affected by the proposals.

7.19 Along Winchester Road, to the west of the Site, views of the proposed built form would be mostly obscured by existing trees and dwellings. There would be a few places where there could be some visibility of the proposed built form, including visibility of taller built form.

7.20 To the south from Mortimers Lane B3037 and from Footpath 085/17/1 the visibility of proposed built form would be filtered due to being setback beyond intervening hedges, tree belts and landform.

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

7.22 Approximately 2.1km northeast of the Site, Restricted Byway 185/32/1 runs north-south as part of Monarch's Way. From here, there could be partial views of proposed dwellings amongst mature trees.

7.23 Inevitably there would be substantial change to the character of the Site from farmland to a new sustainable urban extension. However, it is not anticipated that there would be significant effects on the wider landscape nor on views from the South Downs National Park.

Legislation, Policies, Standards and Guidance

7.24 The following legislation, policy and guidance is relevant to the proposals;

- National Planning Policy Framework (2024);
- Planning Policy Guidance (2014);
- National Design Guidance (2021);
- Eastleigh Borough Local Plan April (2022);
- Emerging Winchester District Local Plan;
- South Downs Local Plan (2019);
- Landscape Character Assessment of Eastleigh Borough (2011);
- Strategic Growth Option Updated Landscape Sensitivity Background Paper (2018);

7.25 The assessment will be undertaken in accordance with the methodology as set out below and in accordance with the following published guidelines:

- Guidelines for Landscape & Visual Impact Assessment (3rd edition 2013);
- An Approach to Landscape Character Assessment, (2014; Christine Tudor, Natural England);
- Assessing Landscape Value Outside National Designations, Landscape Institute Technical Guidance Note 02/21
- Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institute Technical Guidance Note LITGN-2024-01 (2024)

8. BIODIVERSITY

8.1 It is proposed that matters of ecology and biodiversity be scoped into the EIA, in view of the potential for important ecological features to be significantly affected by the Proposed Development, as set out below.

8.2 The biodiversity ES chapter will be produced by CSA Environmental and will set out the important ecological features at Land North East of Fair Oak (hereafter, 'the Site'). It will evaluate the potential for adverse effects on biodiversity to occur during both the construction and operational phases of the Proposed Development.

Baseline Conditions

Statutory and Non-Statutory Designations

8.3 Six international statutory designations were identified within 10km of the Site. These were the River Itchen SAC (c. 2.3km west of the Site), the Solent and Dorset Coast Marine SPA (c. 6.2km south-west), the Solent Maritime SAC (c. 6.6km south), the Solent and Southampton Water Ramsar Site (c. 6.6km south), the Solent and Southampton Water SPA (c. 6.6km south) and the Emer Bog SAC (c. 9.9km west).

8.4 One national statutory designation was identified within 3km of the Site. This was the River Itchen SSSI (c. 2.3km west of the Site), which spatially coincides with the above SAC.

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

8.6 A total of 47 non-statutory designations were identified within 2km of the Site. Those on or immediately adjacent to the Site, and therefore of most relevance, were the Tippers Copse Site of Importance for Nature Conservation (SINC) (on-site to the east, Woodland W2), the Park Hills Wood SINC (adjacent north of the Site), the Hall Lands Copse SINC (adjacent west of the Site), the Hall Lands Farm Wood SINC (adjacent west of the Site), the Gore Copse SINC (adjacent south of the Site) and the Chestnut Gully Wood SINC (adjacent north-west of the Site). These SINCs are each designated in respect of ancient woodland, and in each case relate to either lowland mixed deciduous or wet woodland priority habitats.

Habitats

8.7 The Site is dominated by species-poor 'modified grassland' managed for hay cuts or intensive horse grazing, dominated by Italian rye grass *Lolium multiflorum* with some perennial rye *Lolium perenne*, cock's foot *Dactylis glomerata* and Yorkshire fog *Holcus lanatus* present, and a very sparse herb content. A small number of fields are more diverse in their species richness and composition and are classified as 'other neutral grassland', with less intense management prescriptions.

8.8 Parcels of lowland mixed deciduous woodland are present across the Site. The greatest ecological interest is associated with Tippers Copse, a parcel of priority woodland habitat designated as an ancient woodland SINC.

8.9 Scattered mature trees are present with the grassland fields, as well as within linear vegetated features. Hedgerows and treelines of various species compositions and condition demark field boundaries across the Site.

8.10 A network of ditches extend through the Site, predominantly associated with boundary vegetated features. These ditches range from seasonally wet to dry, and connect to the stream which flows through the south-west of the Site/

8.11 A small number of buildings associated with the horse-grazed land are present alongside small areas of associated hardstanding or gravel surfaces. A Habitats Plan (CSA/6147/112) is provided as an appendix which illustrates the habitats present.

Bats

Preliminary Roost Assessment (PRA)

8.12 The PRA survey identified two buildings to have 'low' (Structures S13 and S14) and two buildings to have 'low' to 'moderate' potential (Structures S11 and S12) for roosting bats. Roost emergence surveys were subsequently undertaken, the results of which are detailed in the relevant section below.

Ground Level Tree Assessment

8.13 Across the entire Site, a large number of trees and groups of trees were assessed to contain PRFs, or be suitable to contain PRFs. This is largely due to the number of mature trees present on-site, particularly within the areas of on-site woodland. Following this survey, a total of 17 trees containing or found suitable to contain PRF-Ms or assessed as FAR, and likely to be impacted based on the evolving masterplan, were subject to further assessment through a mixture of roost emergence surveys and aerial PRF inspection/climbing surveys, as detailed below.

Potential Roost Feature (PRF) Inspection Survey/Climbing Survey

8.14 A total of 16 trees were subject to aerial PRF inspection surveys. Of these trees, eight were confirmed to contain PRF-Ms and therefore were subject to a total of three climbing surveys. Five trees were confirmed to contain only PRF-Is, whilst the remaining three trees were confirmed to contain no PRFs and were therefore only subject to one climbing survey.

8.15 Across each survey of all the trees, no indirect or direct evidence of roosting bats was identified, and it was concluded that roosting bats are likely absent from these trees.

Bat Roost Surveys

8.16 Bat roost surveys were undertaken on a total of one tree and four buildings between July and September 2025. At the time of writing, review of the data is still ongoing and therefore it

should be noted that the summary here does not provide comprehensive results of these surveys.

8.17 **Structures S11 and S12:** These structures were each assessed to be of 'low' to 'moderate' potential for roosting bats, and were therefore initially subject to a total of two dusk emergence surveys. However, during the second survey individual soprano pipistrelle bats were seen to emerge from both buildings. In order to follow survey guidelines and to accurately characterise the roosts identified, a third survey was subsequently undertaken of both buildings.

8.18 **Structure S13:** This structure was assessed to be of 'low' suitability for roosting bats and was therefore initially subject to a single dusk emergence survey. However, during this survey, a total of five soprano pipistrelle bats were seen to emerge from the building and therefore two further surveys were subsequently undertaken. During the second survey, a total of nine bats were seen to emerge from the building, only the last of which was echolocating and was identified to be a soprano pipistrelle.

8.19 **Structure S14:** This structure was assessed to be of 'low' suitability for roosting bats and was therefore subject to a single dusk emergence survey. No emergences were observed during this survey and therefore roosting bats were concluded likely absent from this building.

8.20 **Tree T3:** This tree was identified to contain PRF-Ms, however, is a dead specimen and therefore deemed unsafe to climb. A total of three dusk emergence surveys were undertaken of this tree. Infrared camera footage is still in the review process, however, no emergences have yet been observed.

Activity Surveys

8.21 Nighttime bat walkover surveys undertaken by CSA Environmental at the Site in 2025 recorded common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Nathusius' pipistrelle *Pipistrellus nathusii*, brown long-eared bat *Plecotus auritus*, noctule *Nyctalus noctula*, serotine *Eptesicus serotinus*, *Myotis* species and barbastelle *Barbastella barbastellus* with activity dominated by common pipistrelle. Hotspots of activity were identified predominantly associated with the on-site woodlands, including Woodlands W2, W3 and W6. Static automated monitoring surveys carried out in tandem with the nighttime bat walkover surveys recorded consistent species composition. It is noted that, at the time of writing, bat activity surveys are still underway and therefore the results are yet to be fully processed.

Badgers

8.22 Badger activity was identified across the Site, but primarily within the on-site and adjacent woodlands. A total of three main setts were identified within Woodlands W2, W6 and W7, with further outlier setts located within these woodlands, as well as around field boundaries predominantly to the west of the Site. Badger latrines were also identified in several locations across the Site.

Dormice

8.23 To date, a total of three nest tube surveys has been undertaken. A single empty dormouse nest has been identified to the south-west of the Site, within a hedgerow with linear connectivity to Hall Lands Copse SINC located centrally off-site. No further evidence of dormice has been identified across the Site.

Birds

Wintering Birds

8.24 The wintering bird surveys produced an unremarkable assemblage of birds utilising the Site, despite the relatively high total of 61 species. None of the species recorded occurred in significant numbers. The Site is within close proximity to the Solent and Southampton Water SPA and therefore a secondary aim of these surveys was to identify whether the Site may provide functionally linked land for the wetland species utilising the SPA. However, it is noted that the Site is relatively isolated from the SPA due to the large, developed area of Southampton and the surrounding towns. During the surveys, it was found that a very limited number of wetland species were recorded on-site, none of which are linked to the SPA designation. Furthermore, the habitats present at the Site so not provide any wetland habitat for any SPA species, and the Site is therefore concluded to not provide any functionally linked land for these SPA species.

8.25 Four Schedule 1 species (which receive additional protection under the Wildlife and Countryside Act 1981) were recorded within the Site during the wintering bird surveys, including barn owl *Tyto alba*, fieldfare *Turdus pilaris*, red kite *Milvus milvus* and redwing *Turdus iliacus*. The most notable record was of a barn owl roost in a tree crevice towards the east of the Site.

8.26 Declining farmland species were identified to be almost absent from the Site, with the only observations of skylark *Alauda arvensis* and yellowhammer *Emberiza citrinella* relating to individuals flying over the area.

8.27 In accordance with Fuller (1980), the local wintering bird assemblage utilising the Site is considered to be of ecological importance at the County level.

Breeding Birds

8.28 A total of 66 species were recorded during the breeding bird surveys, 31 of which were recorded as either ‘confirmed’ or ‘possible’ breeders, and therefore considered to be breeding on-site. One Schedule 1 species, the firecrest *Regulus ignicapilla*, was considered to be a ‘possible’ breeder on-site. A further three Schedule 1 species were recorded as non-breeders, including barn owl, fieldfare, red kite and redwing; consistent with those identified during the wintering bird surveys. All species recorded to be breeding on-site are included on the BOCC Red or Amber Lists having undergone major or moderate declines in their UK populations. Nevertheless, they all remain very common and widespread in suitable habitat in both a local and national context.

8.29 The Site supports a very modest breeding bird assemblage that almost entirely comprises widespread and common species of woodland and hedgerows, with the exception of marsh tit and spotted flycatcher, and no Red List declining farmland species identified.

8.30 The most notable species breeding at the Site include marsh tit *Poecile palustris*, breeding in the wet woodland corridor in the south-west of the Site and spotted flycatcher *Muscicapa striata*, possibly breeding in the north-east of the Site. The presence of both species generally indicates good quality woodland habitat.

8.31 Firecrest was identified to be possibly breeding in the north-east of the Site, and confirmed to hold territory in adjacent offsite woodland. Firecrest is specially protected under Schedule 1 but, in contrast to the previous two species, firecrest has experienced a huge increase in its population in recent years – especially in Hampshire – and its presence in suitable woodland is therefore not unexpected.

8.32 In accordance with Fuller (1980), the breeding bird assemblage is considered to be of ecological importance a Local Level.

Reptiles

8.33 No adult reptiles of any species were identified through the duration of the reptile surveys. A single sub-adult grass snake *Natrix helvetica* was identified on two surveys - on both occasions, it was associated with the margin scrub around Woodland W6 and Field F41. A peak count of two sub-adult slow worms *Anguis fragilis* was recorded in a single survey, with one additional sub-adult slow worm identified on a separate survey. Two of these slow worm records were located on the south-east corner of Woodland W2, with the other located centrally along the boundary between Fields F32 and F33. The Site is therefore confirmed to support 'low' populations of slow worm and grass snake.

Great Crested Newts

8.34 The desktop search for ponds identified a total of 20 water bodies occurring within 500m of the Site. Of these, 12 are considered to share good terrestrial connectivity with the Site. The remaining ponds are located on the opposing sides of Mortimers Lane and Winchester Road, which pose a significant barrier to their dispersal, and were therefore scoped out of further surveys. While there are on-site ditches, which can in principle be suitable for great crested newt, these were found to be dry or retain insufficient water levels for breeding great crested newt and were scoped out of further assessment.

8.35 Where ponds were situated within a 500m radius, excluding those scoped out on the basis of connectivity, access permission was requested to undertake a Habitat Suitability Index (HSI) assessment, using the standard approach set out by Oldham *et al*. (2000). HSI assessments were undertaken at a total of 11 ponds. Pond P5 was found to be of "excellent" suitability, P14 of "good" suitability, P3 of "average" suitability, P2a, P2b, P4, P7 and P8 of "below average" suitability and P1, P6, P9 and P21 of "poor" suitability.

8.36 Water samples were obtained for eDNA sampling from Ponds P2a, P2b, P4, P5 and P14. All ponds returned negative eDNA test results, confirming likely absence of great crested newts. Samples were not taken from P3, P7 and P8 as they were found to be dry at the time of the survey.

Invertebrates

8.37 During the invertebrate scoping survey, it was found that the main interest of the Site lies along the field boundaries which contain a number of oak *Quercus* sp. trees with associated deadwood. These trees provide a good resource, and as the Site is part of a wider tree-dominated and wooded landscape, it is likely that there is a large saproxylic resource of beetles and flies using the on-site trees. The field boundaries also include elm *Ulmus* sp. trees, which are the host plant of the white-letter hairstreak *Satyrium w-album,* a Species of Principal Importance (SPI). Despite the lack of recent records, it is still a potential location for the species.

8.38 This field-boundary tree-invertebrate fauna is supported by the presence of adjacent woodlands and woodlands on-site. Most notable is Tippers Copse, which exhibits a range of typical oak woodland features. Despite its small size, it is connected to the wider landscape by senescent oak trees, corridors of movement (hedges), and other woodlands. It has elevated potential to support colonies of key woodland species, including the white admiral butterfly *Limenitis camilla* (SPI) along with other noted species such as the stag beetle *Lucanus cervus* (SPI) and the broader saproxylic assemblage.

8.39 The field interiors themselves were found to offer only few opportunities for a wide range of invertebrates, and therefore any proposed development would have a negligible effect on invertebrates in the local area.

8.40 A summary of the completed and ongoing surveys at the Site are provided in Table 8.2 below.

Table 8.1 Summary of completed and ongoing surveys at the Site

Survey	Status
Habitat Condition Assessments – spatial habitats	Complete
Habitat Condition Assessments – hedgerows and ditches	Complete
River Condition Assessment	Ongoing (to be completed October 2025)
Preliminary Roost Assessment	Complete
Ground Level Tree Assessments	Complete
PRF inspection surveys	Complete
Bat roost surveys – structures and trees	Complete (analysis ongoing)
Bat activity surveys	Ongoing (to be completed October 2025)

Badger surveys	Complete
Dormouse nest tube surveys	Ongoing (to be completed November 2025)
Wintering bird surveys	Complete
Breeding bird surveys	Complete
Reptile surveys	Complete
Great crested newt surveys	Complete
Invertebrate scoping survey	Complete

Methodology

Desktop Study

8.41 An ecological desk study was undertaken in July 2023 comprising a review of online resources and biological records centre data as detailed below.

8.42 The Multi-Agency Geographic Information for the Countryside (MAGIC) online database and QGIS Geographical Information System were reviewed to identify nature conservation designations within the following search radii:

- Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites within 10km of the Site (including possible/proposed sites)
- Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR) within 3km of the Site
- Other relevant data e.g. Ancient Woodland Inventory within 1km of the Site

8.43 Hampshire Biodiversity Information Centre (HBIC) was contacted for details of any non-statutory nature conservation designations and records of protected/notable habitats and species. This information was requested for an area encompassing the Site and adjacent land within c. 2km of the Site boundary. This search area was selected to include the likely zone of influence upon non-statutory designations and protected or notable habitats and species.

Baseline Habitat Surveys

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

8.45 To assist with classification of grassland habitats, quadrat samples were taken during the grassland habitat condition assessment of the Site in July 2023, July 2024 and August 2024. Representative sample locations were identified within each grassland parcel, spread evenly to avoid habitat transitions or ecotones, following a 'W' shape through the parcel. Quadrats of 1m x 1m were used, repeated in five sampling locations within each field. This technique assists, for example, with distinguishing between modified (g4) and other neutral (g3c) grasslands and of lowland meadows (g3a). This also allows for an average species count per m^2 to be calculated in line with the Habitat Condition Assessment criteria (Defra, 2024).

8.46 An assessment of habitat condition of the on-site woodland habitats was undertaken in July and August 2024. Ditch, hedgerow and tree line condition were assessed using the Statutory Metric Condition Sheets in June 2025. Individual tree condition was assessed in July and August 2024, encompassing individual trees not forming part of a hedgerow or tree line.

8.47 An assessment of river condition for the stretch of on-site stream is scheduled to be undertaken in October 2025.

Bat Surveys

8.48 The prevailing surveys guidelines for bats in the UK is the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition by the Bat Conservation Trust (Collins, 2023). The following survey methods have been designed to accord with these guidelines.

Daytime Bat Walkover

8.49 During the UKHab surveys, a Daytime Bat Walkover (DBW) was concurrently undertaken. The aim of the survey was to observe, assess and record any habitats suitable for bats to roost, commute and forage on-site and within the surrounding area.

8.50 As part of the survey, surveyors identified any structures, trees or other features that could be suitable for bats to roost in, and habitats that could be suitable for bats to use to commute, forage or swarm. Assigning potential to roosting features is discussed in the relevant sections below.

8.51 Following the survey, suitability of commuting and dispersal habitats are assigned under the following categories:

- **High** – Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flightpaths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
- **Moderate** – Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.

- **Low** – Habitat that could be used by small numbers of bats as flightpaths such as a gappy hedgerow or unvegetated stream but isolated i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
- **Negligible** – No obvious habitat features on-site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
- **None** – No habitat features on-site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flightlines, or generate/shelter insect populations available to foraging bats).

8.52 The habitats on-site were assessed to be of 'moderate' suitability for commuting and dispersal by bat species. This was used to inform the survey effort in regard to bat activity surveys as detailed below.

Preliminary Roost Assessment (Structures)

8.53 A detailed external and internal inspection of the 14 structures on-site was completed in March 2025 using high-powered torches, binoculars, ladder and endoscope as appropriate, by licenced bat ecologist Mark Rose CEcol MCIEEM.

8.54 The aim of this inspection was to record direct (i.e. actual roosting bats) or indirect evidence of roosting bats (e.g. droppings), as well as the nature and number of features with 'potential' to support roosting bats. This includes consideration of structures to support bats whilst in hibernation.

8.55 All structures were assigned to one of five categories in respect of their 'potential' to support roosting bats, or the confirmation of any bat roosts identified. 'Potential' in this context is taken to be the broad suitability of features to support roosting bats, based upon the nature, condition or structure of such features, in the absence of confirmed evidence of roosting.

8.56 Assigning the following categories is intended to determine the effort of any further targeted survey or inspections which are necessary to prove presence or likely absence of roosting bats, rather than to assign importance to such features.

8.57 The following categories are assigned to structures herein, either:

- **High** – A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/ stable hibernation site.
- **Moderate** – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to

support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation made at this stage is irrespective of species conservation status, which is established after presence is confirmed).

- **Low** – A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic/cool hibernation site, but could be used by individual hibernating bats).
- **Negligible** – No obvious habitat features on site likely to be used by roosting bats. However, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
- **None** – No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/ suitable shelter at all ground/ underground levels).

8.58 These categories above are allocated irrespective of the presence of a roost. If a roost is confirmed to be present then the categorisation still stands (because other roosts may be present but undiscovered) but 'confirmed roost' should be added, e.g. Low – confirmed roost; Medium – confirmed roost; High - confirmed roost).

Ground-Level Tree Assessment

8.59 A Ground Level Tree Assessment (GLTA) survey was undertaken in February and March 2025 for all trees on-site. This was in order to ensure that, even if all trees are not to be directly impacted to facilitate development, the potential indirect effects on possible roosting bats can be properly assessed.

8.60 A GLTA is an inspection of the exterior of a tree from the ground to look for features that bats could use for roosting, Potential Roost Features (PRFs). The survey was undertaken utilising binoculars, high-powered torches, ladder and endoscope as appropriate.

8.61 The aim of this inspection is to look for PRFs from ground level and give a preliminary description of each (such as type of PRF, height, size and location on tree). Surveyors also record direct (i.e. actual roosting bats) or indirect evidence of roosting bats (e.g. droppings), as well as the nature and number of features with 'potential' to support roosting bats. This includes consideration of trees to support bats whilst in hibernation.

8.62 Trees were assessed either as individual trees or groups of trees. Following the GLTA, each tree was assigned one of the following categories:

- **PRF** – A tree with at least one PRF
- **FAR** – Further assessment required to establish if PRFs are present in the tree
- **None** – Either no PRFs in the tree or highly unlikely to be any

8.63 Each PRF was subsequently assigned to one of the following categories:

- **PRF-I** – Tree with a Potential Roost Feature (PRF) that is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surroundings
- **PRF-M** – PRF is suitable for multiple bats and may therefore be used by a maternity colony

8.64 Groups of trees were assigned one of the following categories:

- One or more trees within the group observed to contain PRF-Ms
- Trees within the group suitable to contain PRF-Ms, due to their age and species
- Tree group either:
  - Unlikely to contain PRFs on account of their size, maturity and structure, or
  - Assessed in detail with no PRFs identified

8.65 The categories above are intended to provide initial guidance on whether further inspections are necessary to prove presence or likely absence of roosting bats, rather than to assign importance to such features.

8.66 The potential of a structure or tree to support roosting bats is often influenced by its age, thermal stability, lighting and levels of human activity. Furthermore, the proximity to foraging habitat – particularly woodland, parkland and wetland – as well as the presence of navigational routes (e.g. hedgerows, treelines and watercourses) influence both the potential for bats to roost, as well as the species which may roost. Professional judgement is therefore applied, based upon known factors which effect the potential of features to support roosting bats, insofar as determining the need or scope of further surveys or inspections.

Potential Roost Feature (PRF) Inspection Survey/Climbing Survey

8.67 Following GLTA undertaken at the Site, trees that have been assessed as PRF or FAR and are, on the basis of evolving masterplanning, likely to be impacted (either directly or indirectly), were subject to a climbing/aerial access and endoscope inspection where safe to do so, in July and August 2025.

8.68 Up to three inspections were undertaken involving a thorough examination of the PRFs using endoscopes and high-powered torches as necessary. During the initial inspection, measurements and details of each feature were recorded and each assigned a category of suitability to support roosting bats (PRF-I or PRF-M), as per the BCT guidelines. Following the first climbing survey, PRF-I features were either upgraded to PRF-M features and subject to further survey work, or discounted from further survey in line with latest guidance.

8.69 In line with latest guidance, PRF-M features were subject to three climbing surveys in the bat active season (May to August) to determine presence/absence of bats and characterise any roosts present. If bats or bat droppings were found, the tree was noted as a confirmed roost.

Bat Roost Surveys

8.70 Bat roost surveys were undertaken of one tree with PRFs present that was unsuitable for climbing and is due to be removed or impacted (either directly or indirectly) by proposals.

8.71 Bat roost surveys were also undertaken of four buildings that exhibited potential for roosting bats.

8.72 Up to three dusk emergence surveys were undertaken of each tree/structure between July and September 2025 to confirm presence/likely absence of roosting bats. In addition, the surveys aimed to determine the character of any identified roosts, namely species present, number of roost bats and roost type (i.e. day, night feeding, maternity and transitory).

Night-Time Bat Walkover Surveys

8.73 Seasonal Night-time Bat Walkover (NBW) surveys were undertaken in spring, summer and autumn 2025. These surveys encompassed four separate walkover routes to provide a representative sample of the habitats on-site, utilising two surveyors per walkover route.

8.74 On each occasion, surveyors were stationed at specific points within the Site prior to sunset, and stationed on potential flight lines close to potential roost sources such as groups of buildings or woodland. There were two locations per walked transect route (one surveyor per location).

8.75 Surveyors remained in position to count, observe behaviour and make acoustic recordings of commuting (or foraging) bats for between 30 minutes and up to an hour after sunset. Any observations of bat activity such as feeding or commuting behaviour were noted, or identification of key flightlines (such as height, direction of travel, numbers of bats and response to weather or other features on-site). Alternatively, if streams of commuting bats were noted elsewhere on-site, surveyors would use back-tracking methods to move towards a roost, responding to live observations. Surveyors were equipped with Batlogger M2 bat detectors to allow any bat contacts to be recorded.

8.76 Following the period of stationed observations, surveyors walked the transect route across the area of the Site, with the four separate routes aiming to cover a representative sample of all habitat types and those of particular interest across the Site. Each transect route was repeated at least once during each survey to minimise temporal bias and walked at a moderate and consistent speed with qualitative observations of bat behaviour made by the surveyor.

8.77 Transect surveys are intended to gather data on the spatial distribution of bat activity across the Site, identifying areas of relative importance for bats, including key flight lines. In addition, direct observation of bats allows for qualitative assessments of how bats use the Site to be made complementing quantitative data collected through remote monitoring.

Static Monitoring Surveys

8.78 A total of eight Wildlife Acoustics Songmeter (SM4) detectors were deployed monthly from April to October 2025.

8.79 The detectors were set up to automatically record ultrasonic signals for the period from half an hour before sunset to half an hour after sunrise each night, with each monitoring period spanning at least five consecutive nights.

8.80 Static detector locations across the Site were selected to provide a representative sample of all habitats in the survey area, including those that could be impacted by the Proposed Development.

Badger Survey

8.81 The methodology detailed within this section is derived from the 'Surveying Badgers' guidance by the Mammal Society (Harris *et al*., 1989).

8.82 A full, dedicated badger survey was undertaken across the whole Site in March 2025, targeting in particular areas of most potential for use by badgers such as woodlands and hedgerow bases. The optimum timing for undertaking a badger survey is during spring or autumn when vegetation cover is low, allowing for easier identification of setts and other evidence of badgers.

8.83 Standard survey methods will be employed, searching the Site and immediately adjacent areas for field signs of badger and mapping any present such as:

- Feeding signs such as snuffle entrances made during foraging
- Hairs caught on vegetation or fences
- Latrines, usually positioned on territorial boundaries
- Foraging tracks through vegetation or under fences
- Badger setts

8.84 When badger setts were found the number of entrances were recorded as well as the level of usage. Recording this information gives an indication of the type of sett by categorising it according to defined criteria.

8.85 Badger activity can be dynamic, therefore, in addition to the dedicated walkover survey, vigilance for novel evidence of badgers was maintained throughout the other habitat and species surveys.

Dormouse Surveys

8.86 Prevailing guidance at the time the surveys were devised was that set out within the Dormouse Conservation Handbook (English Nature, 2006), however new guidance was published in April 2025 as part of the Dormouse Mitigation Handbook (The Mammal Society, 2025). Due to the timing of this publication, the dormouse surveys were set up to be broadly

consistent with the older guidance, however, elements of the new guidance will be incorporated as set out below in order to present a strategy which also adheres to the updated recommendations.

Habitat Quality Assessment

8.87 A Dormouse Habitat Quality Assessment (HQA) will be undertaken in line with the 2025 published guidance to establish the suitability of the on-site hedgerows, woodland and scrub for dormice. Under this guidance, a HQA is used to calculate survey effort as well as estimated population densities within a site based upon the overall quality of on-site habitat. In this case, the HQA will only be used for the latter purpose.

8.88 The quality of a habitat for dormice is established by assessing the structural complexity of the habitat against the species diversity in a given stretch/area of habitat based upon defined criteria as set out within the Dormouse Mitigation Handbook. The outcome of each habitat is then given a habitat rating of 'Excellent', 'Good', 'Fair' or 'Poor'. Habitats categorized as 'Excellent' or 'Good' are more likely to support dormice and in greater numbers due to the availability of nesting and foraging resources, and therefore require lower survey effort than habitats classified as 'Fair' or 'Poor' to confirm presence. Higher survey effort for the lower quality habitats is required in line with the new guidance as detection of dormice in these habitats is likely to be more difficult to confirm due to the assumed lower usage by the species.

Nest Tube Surveys

8.89 Nest tubes were deployed in April 2025, with monthly checks proposed in line with the Dormouse Conservation Handbook (English Nature, 2006). The purpose of the surveys is to determine the presence or likely absence of dormice within the Site. A total of 250 dormouse nest tubes have been distributed across the Site within vegetation provisionally identified to be of highest suitability and habitat connectivity for dormice (in order to maximise chances of detection, including species-rich outgrown native hedgerows and on-site woodlands.

8.90 It should be understood that the proposed distribution of nest tubes is not equivalent to the spatial extent of suitable dormouse habitat. Rather, the survey is an exercise in stratified sampling, with the spatial distribution designed to maximise the chances of detection if dormice are indeed present.

8.91 Nest tubes are made from stiff, double-walled black plastic sheets or similar material, 25cm long with a 5cm x 5cm cross-section. A thin plywood tray is inserted into the tube with a short projection at one end and an end block at the other which seals the tube. The tubes are then tied in a suitable location along a horizontal branch in vegetation. Dormice are known to readily use these tubes to build their nests (Bright *et al*., 2006).

8.92 At the time of writing, checks are ongoing and due for completion in November 2025. The checks are being undertaken by a suitably licensed ecologist or an accredited agent. Bird droppings and other material are being cleaned out if found, to maintain the potential of each tube to be used by dormice.

Wintering and Breeding Bird Surveys

8.93 The prevailing survey guidance in relation to birds in the UK is the 'Bird Survey Guidelines for assessing ecological impacts' (Bird Survey & Assessment Steering Group, 2024).

8.94 The methodology described below is adapted from the Common Birds Census methodology (Marchant, 1983).

Wintering Bird Surveys

8.95 Wintering bird survey visits have been carried out at the Site, involving monthly visits between November 2024 and February 2025. The purpose of these surveys is to assess the composition of the wintering bird community within the Site, the population size of each species present and the species distribution within the survey area, and provide an assessment of the Site's importance for birds during the winter. During this time there is reduced territoriality and the formation of wide-ranging, mixed-species flocks that can cause significant variation in species diversity and bird numbers on a daily basis. In addition, weather factors such as snow cover can also result in the movement of birds to or from an area.

8.96 Survey work is focused on determining the presence/likely absence of any protected or notable species of National, Regional or Local conservation importance, and to determine whether any populations of such species are significant at a local or wider level. Data provided on the distribution of species within the survey area will indicate the importance of parts of the Site to each bird species and to birds in general.

8.97 The survey methodology adopted follows the standard Common Birds Census (CBC) method and comprises:

- Identification of all birds seen and heard with locations of Red and Amber Listed species mapped on a largescale plan; and
- Records of the total numbers of birds seen

8.98 On each visit a slow route is walked across the Site to ensure that both species of open and boundary habitats are detected. Alternative versions of the route are taken on each visit so that different parts of the Site are surveyed at different times of the morning, thus avoiding temporal bias associated with bird activity or other factors such as increasing traffic noise. Surveys commence in early-mid morning and continue for approximately four hours. Birds are detected by sound or sight, using a pair of binoculars.

8.99 All birds detected at the Site are recorded using standardised codes to map their distribution and behaviour, and to differentiate between individuals for the purposes of mapping. Records are made of any bird species observed on land adjacent to the survey area or flying over the Site. However, these fly-over species are not included when assessing the importance of the survey area.

8.100 Particular consideration is given to priority species which are established using the following hierarchy:

a. Species listed under Schedule 1 of the Wildlife and Countryside Act 1981(as amended);

b. Species listed under Section 41 of the Natural Environment and Rural Communities Act 2006;

c. Red & Amber listed by the Birds of Conservation Concern (Stanbury et al., 2021);

d. Localised or highly specialised species regardless of inclusion above (e.g. crossbill in coniferous woodland);

e. Nationally- or locally-declining species regardless of inclusion above

f. Colonial roost sites containing more than one individual of any species; or,

g. Exceptional counts or aggregations of any species.

Breeding Bird Surveys

8.101 Breeding bird surveys have been carried out over four visits between March and July 2025 to gain an understanding of the breeding bird assemblage at the Site. In view of the intensive agricultural land use and paucity of semi-natural habitats, it is considered that a total of four surveys will be appropriate to provide an understanding of the diversity and distribution of bird species utilising the Site. Surveys will be conducted with the following aims:

- To determine the potential for breeding species of birds across the survey area
- To review the rarity and conservation status of each species found
- To review the likely breeding potential within the habitats present
- To assess the impacts of the proposed developments with regards to the species/ likely species determined
- To recommend appropriate mitigation and protection measures where necessary

8.102 These surveys were conducted in a similar fashion to the wintering bird surveys as described above. The survey area included all accessible areas of the Site and immediately adjacent land visible from the Site. On each survey the surveyor walked a slow route across the Site to ensure that both species of open and boundary habitats were detected. Alternative versions of the route were taken on each visit so that different parts of the Site were surveyed at different parts of the morning, thus avoiding temporal bias associated with bird activity. Each survey was carried out in the morning with varying start times to ensure that the vast majority of species using the Site were recorded and were conducted during suitable weather conditions. Birds were detected by sound or sight, using a pair of binoculars.

8.103 All birds detected at the Site were recorded using standardised codes to map their distribution and behaviour, and to differentiate between individuals for the purposes of territory mapping (adapted from the standard Common Birds Census method). A full map of

all species will be created for each survey visit, with a consolidated map of priority species created for all survey visits combined.

8.104 Priority species are classified using the same hierarchy as outlined within the wintering bird survey methodology above.

8.105 Each survey visit will meet the following objectives:

- Identification of potential breeding species within the habitats present
- Identification of all birds seen and heard
- Breeding status of each bird seen and heard
- Total numbers of birds, including juveniles recorded

8.106 The criteria used during the 'Bird Atlas' surveys of 2007-2011 will be used to ascertain the breeding status of birds at the Site.

Reptile Surveys

8.107 A number of guidance documents are available in relation to reptile survey methods for presence/likely absence surveys and population estimates. These include the following:

- Survey protocols for the British herpetofauna (Sewell et al., 2013)
- Froglife Advice Sheet 10: Reptile Survey (Froglife, 1999)
- Evaluating local mitigation/translocation programmes: Maintaining Best Practice and lawful standards (HGBI, 1998)
- Reptile Mitigation Guidelines (Natural England, 2011 [now rescinded])

8.108 A total of 850 reptile refugia, comprising rectangles of roofing felt measuring 0.5 x 0.5m, were installed at c. 5-10m intervals in areas of habitat of greatest suitability for reptiles and with consideration of competition with other land uses. This covers a total length of c. 5500m and is considered to provide a representative sample across the Site as a whole.

8.109 As described in respect of dormice above, it should be understood that the proposed distribution of refugia is not equivalent to the spatial extent of suitable reptile habitat. The survey is an exercise in stratified sampling, with the spatial distribution designed to maximise the chances of detection of reptile species present.

8.110 Following an initial 2-week 'bedding-in' period for refugia, surveys were carried out on seven occasions during favourable weather conditions (e.g. intermittent or hazy sunshine, not too windy, sunny spells following wet or cloudy weather) comprising a mixture of morning and afternoon surveys in a range of temperatures (up to low 20°C's), between April and June 2025. Each survey visit comprised a slow walk of the Site to visually and physically check refugia for the presence of reptiles. On each occasion a visual search was carried out within areas of suitable habitat whilst walking between refugia locations.

8.111 The primary aim of the reptile survey is to establish the presence or likely absence of widespread reptile species within the survey area, rather than to estimate abundance or population size. To this end, seven survey checks, an effort generally considered 'reasonable effort' in establishing the presence or likely absence of reptiles at a site, were undertaken.

Great Crested Newt Surveys

8.112 In accordance with Natural England's Great Crested Newt Mitigation Guidelines (2001), a desktop search was initially undertaken in July 2023, and updated in December 2024 following extension of the Site boundary, to identify ponds within 500m of the Site which may have potential to support breeding great crested newts, using Ordnance Survey (OS) mapping, the MAGIC database and aerial photography. 500m is the generally accepted typical maximum dispersal range of this species, with great crested newt most likely to use terrestrial habitat within 250m of breeding ponds.

Habitat Suitability Index (HSI) Assessment

8.113 Where ponds were situated within a 500m radius and connected to the Site by traversable terrestrial habitats, access permission was requested to undertake a Habitat Suitability Index (HSI) assessment, using the standard approach set out by Oldham *et al*. (2000). These assessments were initially undertaken of Ponds P1 and P4-P6 in February 2024, however following expansion of the Site boundary to the west, further surveys were undertaken of all ponds identified to share good terrestrial connectivity with the Site in March 2025.

Environmental DNA (eDNA) Surveys

8.114 Where ponds scored higher than 'Poor' in the HSI surveys or there was further indication that these are suitable for use by great crested newts (i.e. nearby records or well-connected terrestrial habitat), environmental DNA (eDNA) sampling was undertaken to determine the presence/likely absence of great crested newts from these ponds. This method has been shown to be a highly effective in detecting the presence of great crested newts (Biggs *et al*., 2014).

8.115 Water samples were collected from ponds in May 2025 following the recommended procedure, and appropriate biosecurity measures were taken to avoid cross contamination of great crested newt eDNA. Subsequently the samples were sent to a laboratory for DNA analysis.

Invertebrate Scoping Survey

8.116 The prevailing survey guidance for invertebrates is the Natural England Research Report NERR005: Surveying Terrestrial and Freshwater Invertebrates for Conservation Evaluation (Drake *et al*., 2007).

8.117 A scoping survey was undertaken in April 2025 by a specialist invertebrate ecologist during suitable weather conditions, entailing a full walkover of the Site. The aim of the assessment was to appraise the key habitats and/or features of the Site and assess their suitability and

quality to support rich and varied invertebrate assemblages or species of principal importance, in particular Southern damselfly *Coenagrion mercuriale* and stag beetle *Lucanus cervus*.

8.118 The Site was appraised based on the quality, frequency, and footprint of the existing key features or juxtaposition of any features to one another creating microhabitat mosaics.

8.119 Any areas of the Site exhibiting features of potential value to support key species (including NERC Act Section 41 (S41), Red Data Book and Nationally Scarce species), or species of interest and rich assemblages of invertebrates were photographed and used as evidence in the evaluation.

Proposed Assessment Methodology

8.120 Ecological features will be evaluated and assessed in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) 2018 Guidelines for Ecological Impact Assessment (EcIA). For clarity, the evaluation and assessment process adopted is set out below.

Establishing Potentially Important Ecological Features

8.121 Ecological features are assessed where they are considered to be important, and where they may be impacted by a proposed development. A feature may be considered important for a variety of reasons, such as quality, extent, rarity and/or statutory protection. Table 8.1 below sets out a non-exhaustive list of ecological features that are typically considered, along with key examples:

Table 8.2 Potentially important ecological features (adapted from CIEEM, 2018)

Potentially Important Ecological Features	Typical Examples
Statutory designated sites under international conventions or European Legislation	Wetlands of International Importance (Ramsar sites), Special Areas of Conservation (SAC), Special Protection Areas (SPA)
Statutory designated sites under national legislation	Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR, Local Nature Reserves (LNR)
Non-statutory, locally designated wildlife sites	Local Wildlife Sites (LWS), County Wildlife Sites (CWSs), Sites of Importance for Nature Conservation (SINCs)
National biodiversity lists	Habitats or Species of Principal Importance for the Conservation of Biodiversity (Section 41, NERC Act 2006), Ancient Woodland Inventory
Local biodiversity lists	Local Biodiversity Action Plan (BAP) priority species or habitats

Red Listed / Rare Species	Species of conservation concern, Red Data Book (RDB) species, Birds of Conservation Concern, nationally rare and nationally scarce species
Legally Protected Species	E.g. species listed under Sch.5 of the W&C Act 1981, or Sch.2 of the Hag. Regs. 2017
Legally Controlled Species	E.g. species listed under Sch.9 of the W&C Act 1981

8.122 It should also be noted that the social, community, economic or multi-functional importance attributed to ecological features are not assessed as they fall outwith the scope of this assessment.

8.123 Where likely ecological impacts are identified in connection with the Proposed Development, these are considered and described with reference to the following characteristics (where this is helpful in accurately portraying the ecological effect and determining the scale of significance):

- Positive or negative (i.e. does the anticipated change accord with nature conservation policies and objectives?)
- Extent (i.e. the spatial area over which the impact or effect may occur)
- Magnitude (i.e. the quantified size, amount, intensity or volume)
- Duration (i.e. the timeframe over which the impact or effect may occur, in both human and ecological terms)
- Frequency and timing (i.e. the number of times an activity occurs, where this is likely to influence the effect)
- Reversibility (i.e. is spontaneous recovery possible or may the effect be counteracted by mitigation?)

Geographic Context and Significance Criteria

8.124 The importance of ecological features, as well as the significance of any likely effects, will be considered within a defined geographic context:

- International
- National
- Regional
- County
- Local

8.125 While higher geographic tiers correspond to clearly defined areas, local context is subjective and will vary on a case-by-case basis. It will range from the Site and its surroundings, to ecologically connected environs, to the scale of the District/Borough, according to the professional judgement of the author.

8.126 The size, conservation status and the quality of features are all relevant in determining their importance and assigning this to the geographic scale. Where the importance of a feature is considered to fall below the Local scale, they are scoped out of detailed assessment.

8.127 Effects are taken to be significant where they support or undermine biodiversity conservation objectives, with the scale of significance defined according to the above geographic context. Where an effect is unlikely to be perceptible at a Local scale, this is taken to be not significant.

Geographic Scope

8.128 The 'zone of influence' for a project is the area over which ecological features may be subject to significant effects as a result of the project and associated activities. The project's zone of influence varies across different ecological features, which have different vulnerabilities and sensitivities. For the purposes of this assessment, the following zones will be considered:

- International statutory nature conservation designations up to 10km from the Site
- National and local statutory nature conservation designations up to 3km from the Site
- Non-statutory locally designated wildlife sites up to 2km from the Site

8.129 These arbitrary distances are considered sufficient for identifying the nature conservation designations which could be subject to significant effects. However, it is acknowledged that in certain circumstances effects beyond these distances are possible and should be considered as far as is reasonably practicable to do so.

8.130 For other ecological features, such as habitats and species, the appropriate zone of influence will be described and justified as appropriate within the report, depending on their respective sensitivity to an environmental change.

Temporal Scope

8.131 The temporal scope will cover the construction and occupation phases of the Proposed Development.

Habitats Regulations Assessment

8.132 In addition to the above ecological surveys, a project-level Habitats Regulations Assessment (HRA) will be undertaken particularly in respect of the River Itchen SAC, European sites of the East Solent System, as well as the New Forest SAC/SPA/Ramsar site.

Potential Effects

Construction Impacts and Effects

8.133 The primary impacts associated with the construction phase of the Proposed Development relate to the potential killing and injury of protected species and destruction, damage or fragmentation to their resting places, where present. This may include bats, badgers, birds, reptiles and dormice. The effects of this would be dependent upon the feature in question as to how severely it affects individual populations which will be determined following the completion of the ongoing survey work, however any of the above would contravene either the Wildlife and Countryside Act 1981 (as amended), the Conservation of Species and Habitats Regulations 2017 (as amended) or the Protection of Badgers Act 1992 and represent an offence.

8.134 The Proposed Development will result in the permanent loss of grassland habitats and sections of linear vegetation which provide foraging, sheltering, nesting and dispersal habitat. This will sever permeability through the Site and reduce the overall opportunities for a variety of species, where present. This will affect species populations to varying degrees and will be fully considered as part of the assessment.

Operational Impacts and Effects

River Itchen SAC / Solent Complex

8.135 The Site falls within the fluvial catchment of the River Itchen SAC and SSSI, which in turn discharges to the Solent complex, which includes the Solent and Dorset Coast Marine SPA, the Solent Maritime SAC and the Solent and Southampton Water SPA and Ramsar site.

8.136 The qualifying features of the River Itchen SAC have been identified by Natural England as being vulnerable to increased nutrient loading in respect of phosphorus, as a result of additional residential development which will result in a net increase in the population served by the wastewater treatment system. Furthermore, the qualifying features of international designations within the Solent have been identified as vulnerable to nutrient loading in respect of nitrogen. In the absence of mitigation, there is likely to be a significant negative effect on the qualifying features of this designation as a result of increased residential development at the Site.

New Forest SPA and SAC

8.137 The qualifying features of these designations have been identified as being vulnerable to recreational pressure as a result of increases in visitor numbers. Pre-application engagement has been undertaken with Natural England, who have confirmed that where no increase in overnight accommodation is proposed within 15km of the New Forest SAC/SPA designations, there will be no effect on the New Forest designations and no requirement for mitigation such as Suitable Alternative Natural Greenspace (SANG). As all new residential development within the Site is proposed outside of the 15km buffer, no significant negative effect on these designations is anticipated as a result of the proposed development.

Ancient Woodland SINCs

8.138 A number of SINCs designated for their ancient woodland habitat are present on-site or adjacent to the Site. The emerging layout demonstrates that an ancient woodland buffer well in excess of the 15m minimum advocated in Natural England and Forestry Commission Standing Advice can be readily accommodated, such that there will be no direct impacts on the ancient woodland underpinning the SINC designation.

8.139 Due to the scale of the proposed development, there is likely to be a net increase in recreational users of these adjacent SINCs, and in turn an increase in recreational pressure. The emerging layout seeks to create a large area of open space to direct recreation and alleviate some of this pressure.

8.140 At present, Tippers Copse SINC, Hall Lands Copse SINC and Hall Lands Farm Wood SINC represent remnant, isolated parcels of semi-natural ancient woodland. The emerging proposals demonstrate a key potential benefit of the scheme in providing the opportunity to reconnect these parcels with the wider woodland resource through the establishment of new woodland planting, extending towards Park Hills Wood SINC to the north. This green infrastructure corridor would provide a permanent, positive impact on each of these SINCs and is considered to represent a significant positive effect.

Flora

8.141 The habitats on-site are dominated by low distinctiveness agricultural grassland, a large proportion of which will be lost to facilitate the proposed development. The scheme design seeks to retain and buffer habitats of most importance for biodiversity, including woodlands and boundary vegetation, where possible. As mentioned in respect of the ancient woodland SINCs above, the scheme seeks to reconnect remnant parcels of woodland, representing a positive effect for a variety of species.

Fauna

8.142 A net loss of grassland habitat will occur as a result of the proposed development, however this grassland is predominantly agricultural grassland of low value to wildlife. As detailed above, the proposals seek to retain habitats of highest value to a variety of species.

8.143 Increases in artificial light levels are anticipated to occur in parcels where residential and communal buildings and facilities are proposed. This increase in light may degrade habitat quality and sever connectivity across the Site for light sensitive species such as certain bat species and dormice, where present.

8.144 Other environmental changes which could affect important ecological features at the Site include changes in surface water run-off, increase in noise, increased predation by domestic pets, greater recreational pressure within the Site and to surrounding ecologically sensitive areas including the on-site and adjacent ancient woodland SINCs.

Legislation, Policies, Standards and Guidance

Legislative Context

8.145 Legislation relating to wildlife and biodiversity of particular relevance to this appraisal includes:

- The Conservation of Habitats and Species Regulations 2017 (as amended)
- The Wildlife and Countryside Act 1981 (as amended)
- The Natural Environment and Rural Communities (NERC) Act 2006
- The Protection of Badgers Act 1992
- The Environment Act 2021

Policy Context

8.146 The National Planning Policy Framework (NPPF) (Department for Levelling Up, Housing & Communities, 2024) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity.

8.147 The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their effects within the planning system.

8.148 Locally, adopted policies of relevance to ecology and biodiversity within the adopted Eastleigh Borough Local Plan include Strategic Policy S9: Green Infrastructure; and Policy DM11: Nature Conservation.

Guidance and Best Practice

8.149 Natural England and Defra's Standing Advice (Natural England & Defra, 2014) regarding habitats and protected species aims to support local authorities and forms a material consideration in determining applications in the same way as any individual response received from Natural England following consultation. Standing advice has therefore been given due consideration.

8.150 The following best practice guidelines have been, and will continue to be, followed during the collection of baseline ecological data, as well as assessment and reporting concerning important ecological features, including those published by the Charted Institute of Ecology and Environmental Management (CIEEM):

- Guidelines on Ecological Report Writing (CIEEM, 2017)
- Guidelines for Preliminary Ecological Appraisal; 2nd edition (CIEEM, 2017)
- Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine; version 1.3 (CIEEM, 2018)

- Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020)
- Bat Surveys for Professional Ecologists: Good Practice Guidelines; 4th edition (Collins, 2023)
- UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats (Reason & Wray, 2025)
- Statutory Biodiversity Metric User Guide (Defra, 2024)
- The Dormouse Conservation Handbook (English Nature, 2006)
- Hazel Dormouse Mitigation Handbook (Wells *et al*., 2025)
- Bird Survey Guidelines for Assessing Ecological Impacts (Bird Survey & Assessment Steering Group, 2024)
- Great Crested Newt Mitigation Guidelines (English Nature, 2001)
- Reptile Mitigation Guidelines (Natural England, 2011)
- Water Vole Mitigation Handbook (Dean *et al*., 2016)

9. FLOOD RISK AND DRAINAGE

9.1 An assessment of the potential effects of the Proposed Development on the water environment will be included within the ES.

9.2 The flood risk and drainage ES chapter will evaluate the potential for adverse effects on water environment to occur during both the construction and operation phases of the Proposed Development.

Baseline Conditions

Surface Water Quality

9.3 The Site is located within the South East Basin District, the Test and Itchen and the East Hampshire Management Catchments, and the Itchen and East Hampshire Rivers Operational Catchments. The site falls within the Horton Heath Stream, Bow Lake and Itchen Water Framework Directive (WFD) surface waterbody catchments. The Horton Heath Stream and Itchen waterbodies has a 'good' ecological status, whilst the Bow Lake waterbody has a 'bad' ecological status. The Bow Lake waterbody Reasons for Not Achieving Good (RNAG) consists of point source and diffuse source pollution associated with industry and farm infrastructure, and physical modifications.

9.4 The site is not located in Drinking Water (Surface Water) Protected and Safeguarding area.

Surface Water Hydrology

9.5 Reference to Ordnance Survey (OS) mapping and the EA's web-based mapping indicates that the nearest EA Main River is an unnamed section of watercourse channel located on a small section of the southern boundary in the southwest corner of the site. This watercourse is culverted several times as it flows southward through the residential area of Fair Oaks.

9.6 Other notable surface water features in the vicinity of the site are mapped in **Figure 9.1** and include:

- An Ordinary Watercourse that begins within the Hall Lands Copse in the centre of the site. This watercourse flows northeast to southwest and appears to be hydrologically connected the Main River in the southwest corner of the site.
- An Ordinary Watercourse that begins in Gore Copse at the centre of the southern boundary. This watercourse flows east to west and becomes an EA Main River 500m from its origin.
- An EA Main River that begins in Hardnings Copse approximately 300m south of the site. This river flows east to west.

Figure 9.1 Surface Water Features within the vicinity of the site



9.7 A Freedom of Information (FOI) request will be made to the LPA for information relating to records of any private surface water abstractions within the study area.

Groundwater Quality

9.8 The site is located in the Central Hants Bracklesham Group WFD Groundwater Body. The waterbody has a 'Good' ecological status.

9.9 The site is not located in Drinking Water (Groundwater) Safeguarding area.

Groundwater Hydrogeology

9.10 The majority of the site is underlain by an Unproductive Bedrock Aquifer. There are some areas of Secondary (A) Bedrock Aquifer in the southern and central areas of the site. The site is not underlain by a Superficial Aquifer.

9.11 There are no Groundwater Dependent Terrestrial Ecosystems (GWDTEs) located within the study area.

9.12 The site is not located in a Source Protection Zone (SPZs).

9.13 A FOI request will be made to the LPA for information relating to records of any private water supplies (PWSs) or private groundwater abstractions within the study area.

Flood Risk

9.14 A Flood Risk Assessment will be undertaken in consultation with the relevant authorities and with reference to data, documents and guidance published by the Environment Agency, the Lead Local Flood Authority (LLFA) (Hampshire County Council), the Local Planning Authority (LPA) (Eastleigh Borough Council), and the Water Authority (Southern Water).

9.15 There are areas of Flood Zone 2 and Flood Zone 3 located within the southern areas of the site. There are also several surface water flow paths throughout the site. A full assessment of the anticipated flood risk at this site, as well as potential mitigations will be included in the FRA. A detailed drainage strategy will also be included within the FRA.

Water Resource

9.16 Southern Water sewer plans have been obtained for the site and indicate a 150mm diameter foul sewer that runs north to south along the western site boundary. This sewer is discharged into by several foul sewers that serve the housing to the west of the site. A network of foul and surface water sewers that serve the housing to the south and west of the site. These sewers generally collate flows to the southwest, following the natural topography of the area.

Methodology

9.17 A 1km buffer from the Site boundary has been selected as the study area for the assessment. This study area is deemed sufficient given the nature and scale of the Proposed Development for assessing the potential effects on the Water Environment based on the likely zone of influence for hydrological and hydrogeological receptors.

9.18 The assessment of effects will take into account the sensitivity of the receptor and the magnitude of change on the receptor. The assessment methodology and criteria are outlined in the tables below.

9.19 The methodology for assigning a receptor sensitivity rating, the magnitude of potential change resulting from the impacts of the Proposed Development and the subsequent significance of effects matrix are included in Methodology Chapter **(Chapter 14)** as **Table 14.2, Table 14.3** and **Table 14.4.**

9.20 A description of the degrees of effects is summarised in **Table 9.1**. If the degree of effect is moderate or above, then the effect is considered to be significant. In addition to determining the significance of effect, the assessment methodology also includes qualitative descriptions regarding the nature and duration of effect. These descriptors are provided in **Table 9.2.**

Table 9.1 Degree of Effect

Degree of effect	Description
Very substantial	Wholesale change to watercourse, water chemistry, erosion and sedimentation characteristics within areas protected for their environmental importance or significance as water supply sources.
Substantial	Wholesale or fundamental changes to water bodies, which are not water supply sources, but of good quality. Wholesale and/or

Degree of effect	Description
	moderate changes to associated erosion/sedimentation patterns and water chemistry. Also, moderate changes to watercourse, water chemistry, erosion and sedimentation characteristics within areas protected for their environmental importance or significant as water supply sources
Moderate	Wholesale and/or fundamental changes to water bodies of average quality, and features of local interest. Also, minor changes to important water bodies such as those in areas protected for their environmental significance, water bodies of good quality, and both water supply and non-water supply sources.
Slight	Small changes to water bodies of local interest or of average water quality
Negligible	No change to water bodies of poor quality and artificial watercourses

Table 9.2 Nature and Duration of Effect Descriptors

Nature/duration	Description
Adverse	An effect which has the potential to decrease receptor value or status relative to baseline conditions.
Beneficial	An effect which has the potential to increase receptor value or status relative to baseline conditions.
Short-term	Effects that persist only for a short time e.g., during the construction (or decommissioning) phase only.
Medium-term	Effects that may persist until additional mitigation measures have been implemented and become effective.
Long-term	Effects that persist for a much longer time e.g., for the duration of the operational phase (essentially until the development ceases or is removed/reinstated), includes effects which are permanent (irreversible) or which may decline over longer timescales.
Temporary	A reversible effect where recovery is possible and for which effects would persist only for a short or medium-term.
Frequent	Refers to a recurring effect that occurs repeatedly, in some cases a lower level of impact may occur with sufficient frequency to reduce the ability of a receptor to recover effectively.

Potential Effects

Construction Phase

9.21 There is the potential for effects on surface water and groundwater quality due to:

- Pollution resulting from silt-laden runoff entering receiving waterbodies via overland flow.
- Pollution resulting from fuel spillages from machinery.
- Pollution resulting from leakages associated with chemicals being stored on-site.

- Pollution from the inappropriate disposal of foul waste from the Site.
- Pollution resulting from the construction of the surface water drainage outfall into the Ordinary Watercourse which flows along the north-eastern boundary of the Site.

9.22 There is the potential for hydromorphological changes to waterbodies and longer-term changes associated with sediment deposition.

9.23 There is the potential for changes to the local hydrogeology and groundwater resources for Private Water Supplies (PWSs) and abstractions. There is also the potential for new pathways for groundwater resulting from changes to groundwater level, flow and quality due to construction activities, particularly dewatering, earthworks and intrusive investigations.

9.24 There is the potential for increased flood risk associated with an increased impermeable area and soil compaction and vegetation removal modifying natural drainage patterns.

9.25 There is the potential for increased demand for wastewater treatment and potable water supply.

Operational Phase

9.26 There is potential for pollution of surface water and groundwater by contaminated road runoff post-construction.

9.27 There is the potential for hydromorphological changes to waterbodies and longer-term changes associated with sediment deposition. There is also the potential for modifications to the surface water hydrology associated with surface water drainage discharging into the Ordinary Watercourse which flows along the north-eastern boundary of the Site.

9.28 There is potential for reduced groundwater recharge due to an increased impermeable area post-construction. This may result in changes to river baseflow and groundwater availability for PWSs and abstractions.

9.29 There is potential for increased runoff and increased surface water flood risk associated with an increased impermeable area post-construction.

9.30 There is the potential for increased demand for wastewater treatment and potable water supply.

Legislation, Policies, Standards and Guidance

9.31 The following legislation, policy and guidance is relevant to the proposals;

Legislation

- Environmental Protection Act 1990[2]. This act establishes the legislative framework for identifying and controlling pollution arising from certain industrial and other processes including contaminated land and water.

[2] Environmental Protection Act 1990. Available online at: https://www.legislation.gov.uk/ukpga/1990/43

- The Control of Pollution (Oil Storage) (England) Regulations 2001[3]. This act establishes a set of standards to ensure the prevention of oil pollution from storage facilities.
- The Water Environment (Water Framework Directive) Regulations 2017[4]. This legislation transposes Directive 2000/63/EC (Water Framework Directive) into law in England and Wales. The legislation aims to preserve, improve and restore the water environment. The objectives of the Water Framework Directive include achieving good status for all waterbodies, preventing deterioration in water status, protecting and enhancing aquatic ecosystems, promoting sustainable water use, and reducing and controlling pollution.
- Directive on Environmental Quality Standards (EQSD) 2008/105/EC[5]. This legislation sets out the environmental quality standards for priority substances and other pollutants which pose significant risks to the aquatic environment. The legislation aims to limit concentrations of harmful chemicals including heavy metals and pesticides in surface waters.
- Flood and Water Management Act 2010[6]. This act establishes a strategic framework for managing flood risk and surface water drainage including the need to promote Sustainable Drainage Systems (SuDS) for new developments.
- Water Act 2014[7]. This act focuses on improving competition, ensuring the resilience of water supplies and addressing the long-term sustainability of the water environment.
- Environmental Permitting (England and Wales) Regulations 2016[8]. This legislation outlines the requirement for permits for activities which may affect the water environment including discharges, water abstraction and wastewater treatment.
- Land Drainage Act 1991 (as amended)[9]. This act governs the management of land drainage and flood risk, particularly through Internal Drainage Boards (IDBs) and Local Planning Authorities (LPAs).
- Water Resources Act 1991 (as amended)[10]. This act governs the management, protection and use of water resources in England and Wales.

[3] The Control of Pollution (Oil Storage) (England) Regulations 2001. Available online at: https://www.legislation.gov.uk/uksi/2001/2954/contents
[4] The Water Environment (Water Framework Directive) Regulations 2017. Available online at: https://www.legislation.gov.uk/uksi/2017/407/contents
[5] Directive on Environmental Quality Standards (EQSD) 2008/105/EC. Available online at: https://eur-lex.europa.eu/eli/dir/2008/105/oj/eng
[6] Flood and Water Management Act 2010. Available online at: https://www.legislation.gov.uk/ukpga/2010/29/contents
[7] Water Act 2014. Available online at: https://www.legislation.gov.uk/ukpga/2014/21

[8] Environmental Permitting (England and Wales) Regulations 2016. Available online at: https://www.legislation.gov.uk/uksi/2016/1154/contents
[9] Land Drainage Act 1991 (as amended). Available online at: https://www.legislation.gov.uk/ukpga/1991/59
[10] Water Resources Act 1991 (as amended). Available online at: https://www.legislation.gov.uk/ukpga/1991/57

National Planning Policy

- National Planning Policy Framework (NPPF) (2012), last updated in 2025[11]. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF outlines the requirement to ensure that flood risk is considered at all stages of the planning process and that developments should seek to avoid areas at a higher risk of flooding where feasible. Where developments are deemed necessary in higher flood risk areas, the policy details the requirement to prevent an increase in flood risk elsewhere. The policy provides an emphasis on the need to adopt proactive mitigation to protect developments against climate change in the long-term.
- Planning Practice Guidance (PPG) (2016), last updated in 2025[12]. The PPG for Flood Risk and Coastal Change provides detailed advice to support the NPPF in managing flood risk and drainage in England. The PPG aims to reduce flood risk by promoting sustainable land use and encouraging natural flood management (NFM) techniques and SuDS which improve biodiversity, water quality and amenity value. The guidance aims to prevent inappropriate development and ensure long-term drainage solutions.
- Climate Change Allowances May 2022[13]. This guidance sets out how climate change should be factored into Flood Risk Assessments (FRAs) for planning applications and flood risk management projects in England.

Local Planning Policy

- Eastleigh Borough Local Plan 2016-2036[14]
  - Policy DM3: Adaptation to Climate Change summarises the requirement for all development proposals to ensure and demonstrate that development is resilient to climate change impacts by minimising the risk of flooding and using sustainable drainage methods.
  - Policy DM5: Managing Flood Risk outlines how current and future flood risk in the district will be managed and reduced including through assessing flood risk over the lifetime of developments and taking into account climate change.
  - Policy DM6: Sustainable Surface Water Management and Watercourse Management sets out the requirement for all development to adopt SuDS in line with the sustainable hierarchy for the management of surface runoff. The policy also emphasises the need to protect groundwater quality, particularly in areas of principal aquifers and source protection zones.

[11] National Planning Policy Framework (NPPF) (2012), last updated in 2025. Available online at: https://www.gov.uk/government/publications/national-planning-policy-framework--2
[12] Planning Practice Guidance (PPG) (2016), last updated 2022. Available online at: https://www.gov.uk/government/collections/planning-practice-guidance
[13] Climate Change Allowances May 2022. Available online at: https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances
[14] Eastleigh Borough Local Plan 2016-2036. Available online at: https://www.eastleigh.gov.uk/media/11806/to-be-published-final-local-plan-april-2022-v4.pdf

- Policy DM7: Flood Defences, Land Reclamation and Coast Protection highlights the requirements for flood defences in areas of surface water flood risk and along stretches of ‘at risk’ coastline.
- Policy DM10: Water and Waste Water outlines the need to maintain water quality, ensure adequate water resources and promote sustainability in water use including through the phasing of development to enable relevant water infrastructure to be established.

10. AIR QUALITY

10.1 An assessment of the potential effects of the Proposed Development on Air Quality will be included within the ES.

10.2 The Air Quality ES chapter will evaluate the potential for adverse effects on Air Quality to occur during both the construction and operation phases of the Proposed Development.

Baseline Conditions

10.3 EBC currently have four Air Quality Management Areas (AQMA) declared due to exceedances of the AQS objective for annual mean NO2 (40 µg/m3). The Application Site itself is not within, or adjacent to any AQMAs.

10.4 EBC operates a network of air quality monitors within the district as part of obligations to the Environment Act 1995, which includes three continuous monitoring stations and 54 passive diffusion tubes.

10.5 The UK Air Quality Standard (AQS) objectives are statutory in England and are set out in Table 10.1.

Table 10.1 UK Air Quality Standard (AQS) Objectives

Pollutant	Concentration	Measured as
NO_2	200 µg/m^3	1-hour mean, not to be exceeded more than 18 times a year (99.79 %ile)
	40 µg/m^3	Annual mean
PM_{10}	50 µg/m^3	24-hour mean, not to be exceeded more than 35 times a year (90.41 %ile)
	40 µg/m^3	Annual mean
$PM_{2.5}$	20 µg/m^3	Annual mean

10.6 A summary of air quality monitoring sites which are considered representative of the Application Site are illustrated in **Figure 10.1**.

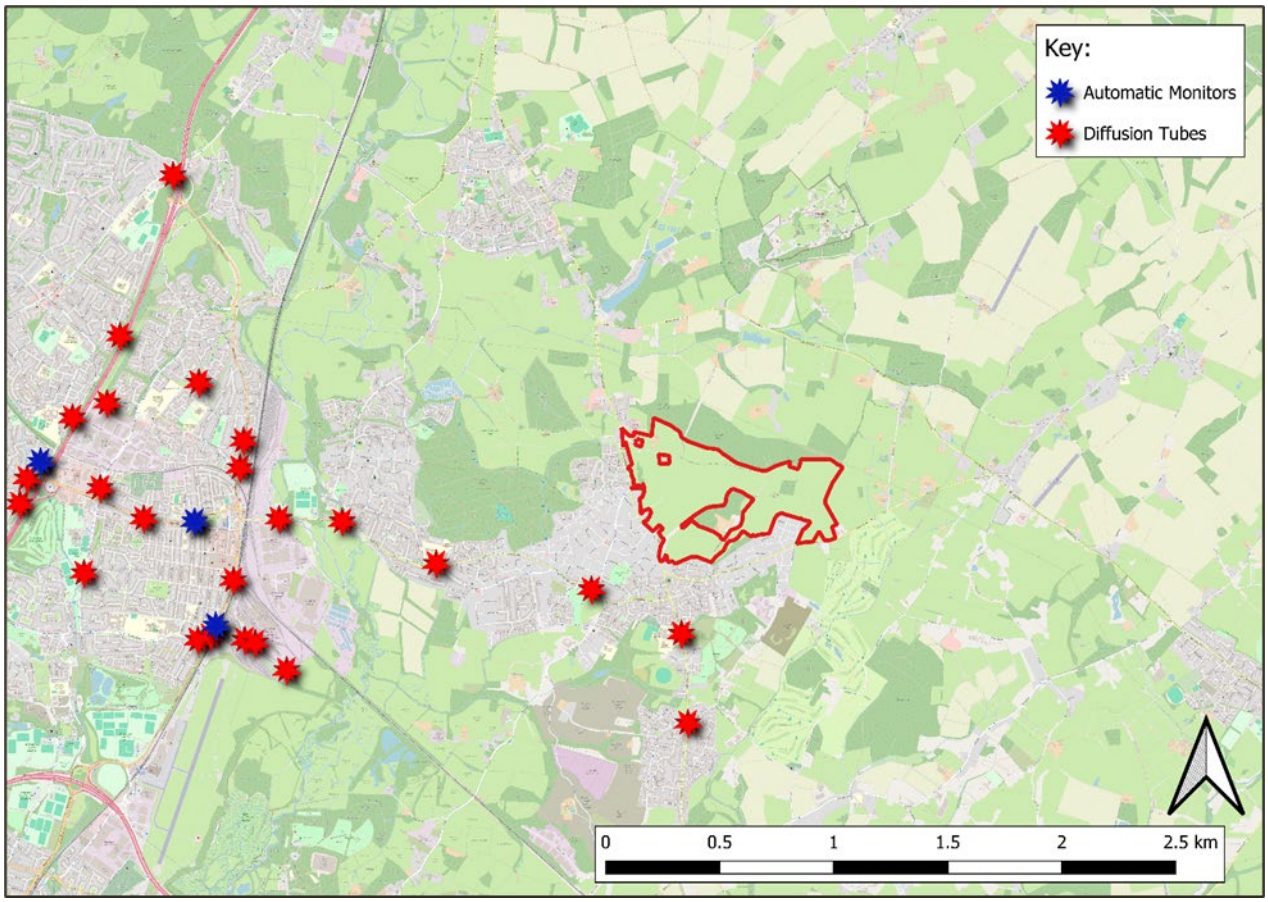
10.7 The latest Annual Status Report published in 2024 identified that generally across the district, air quality has been improving year on year. During 2023, a reduction in concentrations of NO2 was measured at all monitoring locations and no exceedances of the relevant AQS objective was observed.

10.8 The latest Annual Status Report confirms that there were no exceedances of the annual mean PM10 and PM2.5 objectives (40 µg/m3 and 20 µg/m3, respectively) in the last 5 years.

10.9 Current (and future) baseline air quality conditions at the Proposed Development will be projected through dispersion modelling of road traffic along the roads in the vicinity of the Site using ADMS-Urban. The model will use traffic data supplied by the Project Transport

Consultants, which will be verified against local roadside monitoring data, to ensure a robust baseline model.

Figure 10.1 EBC Air Quality Monitoring Network



Receptors

10.10 Road traffic emissions from traffic generated during the construction and operation of the Proposed Development and emissions from any onsite combustion sources may impact on existing and proposed sensitive receptor locations.

10.11 Receptors in the vicinity of the Site range from low (indicative examples include public footpaths, playing fields and parks), medium (offices and shops) and high sensitivity (residential dwellings).

10.12 Receptor locations will be selected where the greatest impact from the Proposed Development may be felt from development generated traffic. It is noted that there are several highly sensitive receptors in the locale, including several residential dwellings.

10.13 Surrounding the Application Site and adjacent highways, there are areas of Ancient and Semi-Natural Woodland (ASNW), including Park Hills Wood, Halls Land Copse and Tippers Copse. As well as Sites of Scientific interest, including the River Itchen. As these are

ecologically designated sites within the area of influence for construction impacts (within 50m of the Application Site Boundary, or 50m from highways used by construction vehicles up to 500m from the Application Site entrance), consideration of these receptors will be scoped into the air quality assessment.

Methodology

10.14 It is proposed that air pollutant concentrations in the area will be assessed to establish current baseline levels in the area of the Application Site, allowing for the identification of relevant sensitive receptors and determine any impacts associated with the Proposed Development during both the operational and construction phases. It is therefore Proposed that the following scope of works will be carried out:

- Consultation with the Environmental Health Officer (EHO) at EBC to agree the scope of assessment and confirm the assessment methodology;
- Review of EBC's latest review and assessment reports and the air quality data for the area surrounding the site, including EBC and Defra;
- Desk study to confirm the locations of nearby existing receptors that may be sensitive to changes in local air quality, and a review of the illustrative layout for the Proposed Development to establish the location of new sensitive receptors;
- Qualitative assessment of dust and particulate impacts during the construction stage will be undertaken in accordance with the Institute of Air Quality Management (IAQM) guidance on 'assessment of dust from demolition and construction' to determine the likely impacts on sensitive receptors, including dust soiling, human health and ecological receptors;
- Review of the traffic data provided by the Transport Consultants, which will be used for dispersion modelling in ADMS-Urban to predict changes in concentrations of NO2 and particulate matter (PM10 and PM2.5) at identified representative receptor locations. The modelling scenarios will be determined on the outcome of the consultation with the Transport Consultant. Potential modelling scenarios are listed below, with assessment years to be confirmed at a later stage:
  - Current Baseline year (2024, align with recent monitoring data);
  - Future Baseline (opening year) + Committed Developments;
  - Future Baseline + Committed Developments + Construction Traffic; and
  - Future Baseline + Committed Developments + Proposed Development.
- Surrounding the Site and adjacent highways, there are areas of Ancient and Semi-Natural Woodland (ASNW); therefore, we will undertake consultation with the project ecologist to determine if a detailed assessment needs to be undertaken to consider the impacts on NOx. Nitrogen Deposition, Ammonia and Acid Deposition. Should a detailed modelling exercise be required, this will be undertaken using ADMS;

- We anticipate that in accordance with recent policy the Proposed Development will opt for an all-electric approach for the provision of heating and hot water. However, if appropriate we will review the technical specifications of any proposed on-site combustion plant and discuss with EBC the requirement to undertake detailed air quality modelling to consider the potential impact; and
- An assessment of the likely significant cumulative effects on the environment with respect to air quality with the identified committed developments would be undertaken for the construction and operational phases, with traffic data for the assessment incorporating an uplift for cumulative schemes in the area.

Potential Effects

10.15 It is considered that the Proposed Development has the potential to result in the following effects:

- Temporary air quality effects on existing sensitive receptors surrounding the Site as a result of any demolition and construction works;
- Permanent effects on existing and proposed sensitive receptors arising from changes in local air quality concentrations as a result of traffic generated by the Proposed Development once complete and operational; and
- Effects could range from slight to major adverse in nature and potentially significant in EIA terms. Accordingly, they will be scoped into the air quality assessment.

Potential Mitigation Measures

10.16 No embedded mitigation has been taken into consideration. However, during the construction phase, the focus will be on mitigation measures to be included in a CEMP, based on the level of risk assessed in line with the IAQM guidance.

10.17 Following the completion of the assessment, where appropriate, mitigation to protect existing and future users of the Proposed Development will be proposed.

Legislation, Policies, Standards and Guidance

10.18 The legislation relevant to this assessment includes:

- Air Quality Strategy for England, Scotland, Wales and Northern Ireland;
- Air Quality Standard Regulations;
- Environment Act (1995; 2021); and
- Environment Protection Act (1990).

10.19 The planning policy is relevant to this assessment includes:

- National Planning Policy Framework (2024); and,

- Eastleigh Borough Local Plan (2016-2036).

10.20 The following guidance is applicable to the assessment:

- National Planning Practice Guidance;
- Local Air Quality Management Review and Assessment Technical Guidance;
- Land-Use Planning and Development Control: Planning for Air Quality; and
- Guidance on the Assessment of Dust from Demolition and Construction.

11. CLIMATE CHANGE

11.1 An assessment of the potential effects of the Proposed Development on Climate Change and Greenhouse Gas (GHG) will be included within the ES.

11.2 The Climate Change ES chapter will evaluate the potential for adverse effects on climate change to occur during both the construction and operation phases of the Proposed Development (GHG Assessment) and the effects of Climate Change on the Proposed Development (Climate Change Resilience (CCR) Assessment).

Baseline Conditions

11.3 For the purpose of this assessment, a baseline is defined against which the impact of a new project can be compared against. As described within the ISEP guidance, the baseline for the assessment should either be determined based on available data or alternatively to be zero, where data is not available or where no physical development or activity is taking place. The assessment should determine the baseline GHG emissions based on the current existing projects (i.e. energy consumption of building scheduled for deconstruction for a complete redevelopment) and infrastructure (i.e. current operational and use emissions of a road due to be upgraded) within the Site boundary.

11.4 An appropriate baseline will be determined based on the availability of information. Where information is available, baseline carbon dioxide equivalent (CO2e) emissions relating to the existing Site will be calculated.

11.5 Transport emissions will be calculated based on the number of transport trips generated by the current operation of the Site and available data on travel distances, taking account of the mode of transport. Energy emissions will be calculated taking account of current energy consumption of the Site (electricity and gas).

11.6 Should data on the existing use of the Site be unavailable, a worst-case assumption will be used whereby the baseline transport and energy emissions are assumed to be zero.

Methodology

Greenhouse Gas (GHG) Assessment

11.7 The approach to assessing the potential impact of the Proposed Development on the climate will be undertaken in accordance with the ISEP guidance ‘Assessing Greenhouse Gas Emissions and Evaluating Their Significance’ (2022). This guidance sets out a ‘good practice’ approach to achieving a proportionate assessment of a development’s potential impact on climate and communicating the results in terms of notional percentage contribution relative to a carbon budget, together with appropriate mitigation.

11.8 The guidance presents a series of principles developed by ISEP, which highlight that all GHG emissions contribute to climate change, and that the combined effect of all emissions draws us closer to the scientifically defined environmental limit for climate change.

11.9 The guidance sets out in EIA context relative significance descriptors to assist GHG assessments (beneficial, negligible, minor adverse, moderate adverse, major adverse), major or moderate adverse effects and beneficial effects are considered significant. Minor adverse and negligible effects are not considered to be significant. The five levels of significance are not solely based on the Proposed Development's GHG emissions alone, but on the developments contribution towards limiting global warming to 1.5◦C and the transition towards net-zero.

11.10 Consistent with the ISEP guidance, the GHG emissions associated with the construction and operation of the Proposed Development will be quantified and compared against an existing carbon budget (defined at either national, regional, local or sectoral level) in order to contextualise the Proposed Development's carbon contribution.

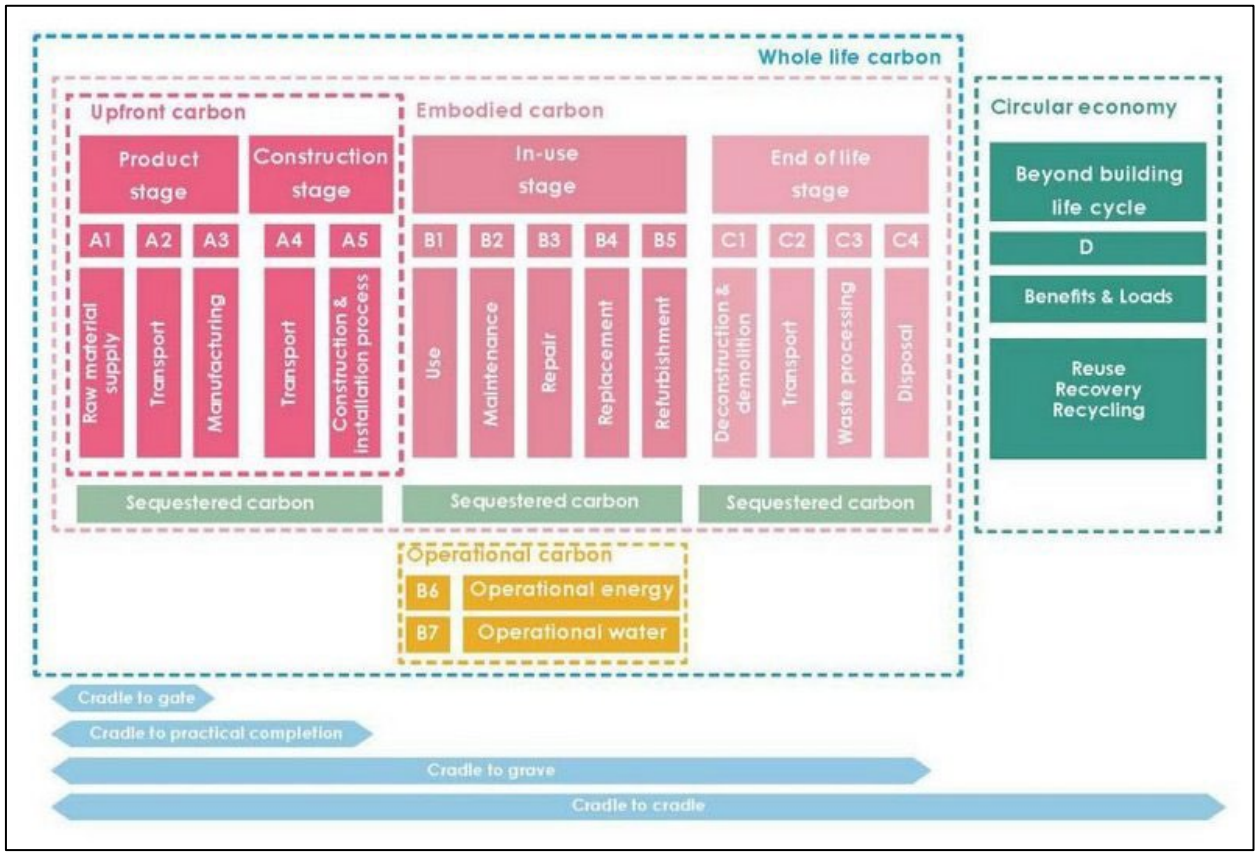
11.11 The assessment of GHG emissions and embodied carbon associated with the Proposed Development, and an outline of the carbon mitigation measures proposed will be presented in the Climate Change ES Chapter.

11.12 The assessment will consider how the Proposed Development may contribute to climate change effects. Considering both the construction and operational phases. A whole life carbon (WLC) assessment approach will be followed that considers the greenhouse-gas (GHG) emissions (direct and indirect) and embodied carbon associated with the Proposed Development.

11.13 An assessment period of 60 years is proposed, as per the principles outlined in BS EN 15978. This is based on the typical expected service life of the Proposed Development. The total GHG emissions will be estimated to 60 years after completion of the Proposed Development.

11.14 The GHG emissions scope will align with the lifecycle stages defined as modules within BS EN 15978, with building elements included as per guidance within the RICS guidance on Whole Life Carbon Assessment for the Built Environment (2017), as shown in **Figure 11.1.**

Figure 11.1 Whole Life Carbon Assessment Methodology



11.15 GHG emissions associated with operational embodied carbon and end-of-life demolition will be based on those set out in the WLC Assessment. Where information is available from the sustainability and energy consultants on operational energy, and the utilities engineers on operational water, carbon factors shall be applied to determine GHG emissions associated with these sources. Where this information is not available, appropriate published benchmarks shall be used.

11.16 The effect significance for construction and operational GHG emissions will be assessed against the magnitude of change and significance criteria set out using professional judgement and previous project experience.

11.17 Appropriate mitigation measures will be recommended for both the demolition and construction and operational phases of the Proposed Development. With these mitigation measures in place, the significance of effects will be assessed again against the magnitude of change and significance criteria set out using professional judgement and previous project experience.

Identification of Receptor Sensitivity

11.18 GHG emissions arising from the construction and operation of the Proposed Development are considered the key impacts, with the principal receptor being the 'global atmosphere'. The consequence of GHG emissions associated with the Proposed Development is that atmospheric GHG emissions are pushed closer towards their environmental limit, triggering subsequent detrimental effects on the global climate system.

11.19 In line with the ISEP (2022) guidance, the sensitivity of the receptor (i.e., the global atmosphere) in relation to GHG emissions is always considered to be 'high', based on the following conclusions:

- Value of the resource: the atmosphere and its role in regulating the global climate is of high ecological, social and economic value and underpins life on the planet, therefore is of global critical value;
- Vulnerability: it is recognised by the Paris Agreement (2015) that the GHG concentrations in the atmosphere are already approaching their environmental limit and the effects of climate change are already evident; and,
- Reversibility of the effect: climate change is considered irreversible, with a delayed effect in any actions or technologies employed to reduce concentrations of GHG emissions already in the atmosphere.

Determining Impact Magnitude

11.20 The magnitude of impact on climate change from the Proposed Development is quantified in this assessment as the volume of GHG emissions, expressed as tonnes of carbon dioxide equivalent (tCO2e) (total or per annum). This accounts for six key GHGs: carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulphur hexafluoride (SF6).

11.21 To consider the impact of the Proposed Development on local, regional and national net-zero ambitions, the magnitude of change will also be considered in relative to the baseline CO2e emissions from the wider Hampshire County Council area (HCC) (data taken from the UK local authority and regional greenhouse gas emissions statistics). The criteria set out below in **Table 11.1** will be used to determine the magnitude of change.

Table 11.1 Criteria for determining magnitude of change

Magnitude of Change	Criteria	Magnitude of Change
Major Adverse	Major increase: above 1% in annual HCC emissions / UK Carbon Budget.	Major Adverse
Moderate Adverse	Moderate increase above 0.1% in annual DC emissions / UK Carbon Budget.	Moderate Adverse
Minor Adverse	Minor increase below 0.1% / above 0% in DC emissions / UK Carbon Budget.	Minor Adverse
Beneficial	Avoidance or removal of GHG emissions from the atmosphere.	Beneficial

Determining Impact Significance

11.22 As recommended by ISEP guidance on 'Assessing Greenhouse Gas Emissions and Evaluating their Significance' (2022), the assessment will take a highly precautionary approach where any net increase in GHG emissions is treated as having a likely significant effect.

11.23 The guidance sets out in EIA context relative significance descriptors to assist GHG assessments (beneficial, negligible, minor adverse, moderate adverse, major adverse), major or moderate adverse effects and beneficial effects are considered significant. Minor adverse and negligible effects are not considered to be significant.

11.24 The levels of significance are not solely based on the Proposed Development's GHG emissions alone, but on the developments contribution towards limiting global warming to 1.5ºC and the transition towards net-zero.

Climate Change Resilience (CCR) Assessment

11.25 The approach to assessing the potential impacts of future climate change on the Proposed Development will be undertaken in accordance with the ISEP Guidance 'Climate Change Resilience and Adaptation,' which presents a framework for the consideration of climate change resilience and adaptation in the EIA process.

11.26 The ISEP guidance indicates key steps within the CCR assessment:

- Pre-EIA Stage: Embedding building climate resilience and adaptation into the project design;
- Scoping climate change adaptation into the EIA;
- Defining the future (climate) baseline;
- Identifying and determining sensitivity of receptors (Vulnerability);
- Reviewing and determining magnitude of the effects;
- Determination of significance;
- Developing additional adaptation and mitigation measures; and,
- Post-EIA Stage: Monitoring and Adaptive Management.

11.27 The ISEP guidance recommends considering and assessing the 'in-combination' climate impacts as well as the possibility of new significant effects arising throughout the Proposed Developments lifetime. The assessment should assess whether additional effects of future climate impacts will alter the sensitivity or magnitude of the effects, and consequently the significance of effects.

11.28 The CCR assessment will examine how climate change may pose risk to the Proposed Development in relation to the following anticipated topics (will align with other scoped-in EIA disciplines):

- Flood Risk & Drainage;
- Landscape & Visual;
- Ecology & Biodiversity; and,
- Pollution (Air Quality, Noise, Daylight/Sunlight).

11.29 For each topic listed above, the CCR assessment will aim to:

- Identify and determine sensitivity of receptors;
- Review and determine the magnitude of effect;
- Determine the significance of effect; and,
- Identify appropriate mitigation (adaptation) measures.

11.30 The CCR assessment will consider whether the effect on receptors by potential impacts of the Proposed Development under the current condition (without climate change) are likely to be different under an alternative future climate baseline. A key aspect of the assessment (for each of the technical topics considered) has been to identify the likely effect of those receptors considered more vulnerable to changes in climate, having taken into account the resilience and adaptive measures proposed for the scheme in order to mitigate the risk presented by climate change.

11.31 Consistent with the guidance, the EIA will describe future climate scenario which will be development through the use of the future climate projections published by the Met Office (through the UK Climate Projections (UKPC18) website). The results include projections for variables including annual mean temperatures; annual changes in summer and winter precipitation; humidity; insolation (solar irradiation); storms and lightning strikes; and wind.

11.32 The CCR assessment will require information on current and projected future climate conditions. The assessment will use three sets of climate data:

- Current climate conditions – based on weather observations;
- 2050s future climate scenario – based on UKCP18 projections; and,
- 2080s future climate scenario – based on UKCP18 projections.

11.33 The CCR assessment will be qualitative and based on professional judgement. The magnitude and significance of each identified climate-related effect will be determined in accordance with the ISEP guidance.

11.34 The assessment will consider both the construction and operation of the Site. In the construction stage, elements are assessed against the potential impact the hazard may have

on the construction programme. For the operation of the development, the assessment would focus on the impacts from the climate hazards listed above.

Identification of Receptor Sensitivity

11.35 The CCR aims to identify potential receptors to the effects of future climate change. Potential receptors relevant to the location, nature and scale of the Proposed Development will be identified. These receptor groups may include:

- Buildings and infrastructure (including equipment and building operations);
- Human health receptors (e.g., construction workers and site users);
- Environmental receptors (e.g., habitats and species); and,
- Climatic systems (i.e., the atmosphere).

11.36 The sensitivity of the receptors or receiving environment refers to how strongly it responds to change, as well as its ability to adapt to and recover from that change once impacted. In ascribing the sensitivity of receptors in relation to potential climate change effects, the following factors must also be considered:

- Susceptibility of the receptor (e.g., ability to be affected by a change) (opposite of resilience); and,
- Vulnerability of the receptor (e.g., potential exposure to a change).

11.37 The susceptibility of a receptor can be determined using the following scale:

- High susceptibility: receptor has no ability to withstand/not be substantially altered by the projected changes to the existing/prevailing climatic factors (e.g., lose much of its original function and form).
- Moderate susceptibility: receptor has some limited ability to withstand/no be altered by the projected changes to the existing/prevailing climatic conditions (e.g., retain elements of its original function and form).
- Low susceptibility: receptor has the ability to withstand/not be altered much by the projected changes to the existing/prevailing climatic factors (e.g., retain much of its original function and form).

11.38 The vulnerability of a receptor can be defined using the following scale:

- High vulnerability: receptor is directly dependent on existing/prevailing climatic factors and reliant on these specific existing climate conditions continuing in future (e.g., river flows and groundwater level) or only able to tolerate a very limited variation in climate conditions.
- Moderate vulnerability: receptor is dependent on some climatic factors but able to tolerate a range of conditions (e.g., a species which has a wide geographic range across the entire UK but is not found in southern Spain).

- Low vulnerability: climatic factors have little influence on the receptors (consider whether it is justifiable to assess such receptors further within the context of EIA – i.e., it is likely that such issues should have been excluded through the EIA scoping process).

Determining Magnitude of Effect

11.39 A combination of susceptibility and vulnerability in addition to value/importance of the receptor should be used to reach a reasoned conclusion on sensitivity.

11.40 The magnitude is the degree of change from the determined baseline conditions which drives from the construction, operation and decommissioning of a development. A combination of probability and consequence should be used to reach a reasoned conclusion on the magnitude of effect. Professional judgement should be applied to assign magnitude.

Determining Impact Significance

11.41 Once the sensitivity and magnitude have been determined, these should be combined to reach an overall judgement on the significance of the likely environmental effect. As there is no legislative definition of 'significance', the conclusion of whether an effect is significant/the level of significance is down professional judgement of the sustainability consultant evaluating, in conjunction with the EIA Coordinator. An explanation of the outcomes of the assessment should be clearly set out.

Potential Effects

11.42 The Proposed Development has the potential to result in Climate Change impacts as a result of GHG emissions associated with construction and life-cycle of materials as well as operational carbon associated with the operation of the Proposed Development.

11.43 During the construction phase, GHG emissions will be emitted from within the Site boundary from onsite construction activities but the majority of the construction materials will likely derive from the manufacture and transportation of construction materials to the Site.

11.44 Once operational, the Proposed Development will impact GHG emissions through burning of gas and electricity by occupants on the development. The majority of these emissions will be derived from heating, domestic hot and cold water and general electrical consumption.

11.45 A summary of the potential effects is provided in **Table 11.2** below.

Table 11.2 Summary of Potential Effects

Effect	Phase	Receptor
Embodied carbon associated with the product stage (lifecycle stages A1-A3)	Construction	Global Atmosphere
Embodied carbon associated with the construction stage (lifecycle stages A4-A5)	Construction	Global Atmosphere
GHG emissions associated with operational energy for the Site (lifecycle stage B6)	Operational	Global Atmosphere

GHG emissions associated with operational water for the Site (lifecycle stage B7)	Operational	Global Atmosphere
GHG emissions associated with the end-of-life (lifecycle stage C1-C4)	Operational	Global Atmosphere
GHG emissions associated with operational transport	Operational	Global Atmosphere
GHG emissions associated with construction transport	Construction	Global Atmosphere

Expected Mitigation Measures

11.46 ISEP guidance recommends that mitigation should in the first instance seek to avoid GHG emissions. Where GHG emissions cannot be avoided, the Proposed Development should aim to reduce the residual effects of emissions at all stages. Where GHG emissions remain significant and cannot be reduced, other approaches should be considered that compensate the development's remaining emissions. **Figure 11.2** sets out the GHG Management Hierarchal approach (adapted by ISEP).

Embedded (Primary) Mitigation

11.47 Embedded mitigation measures will be incorporated throughout the construction and operational of the Proposed Development to minimise environmental impacts.

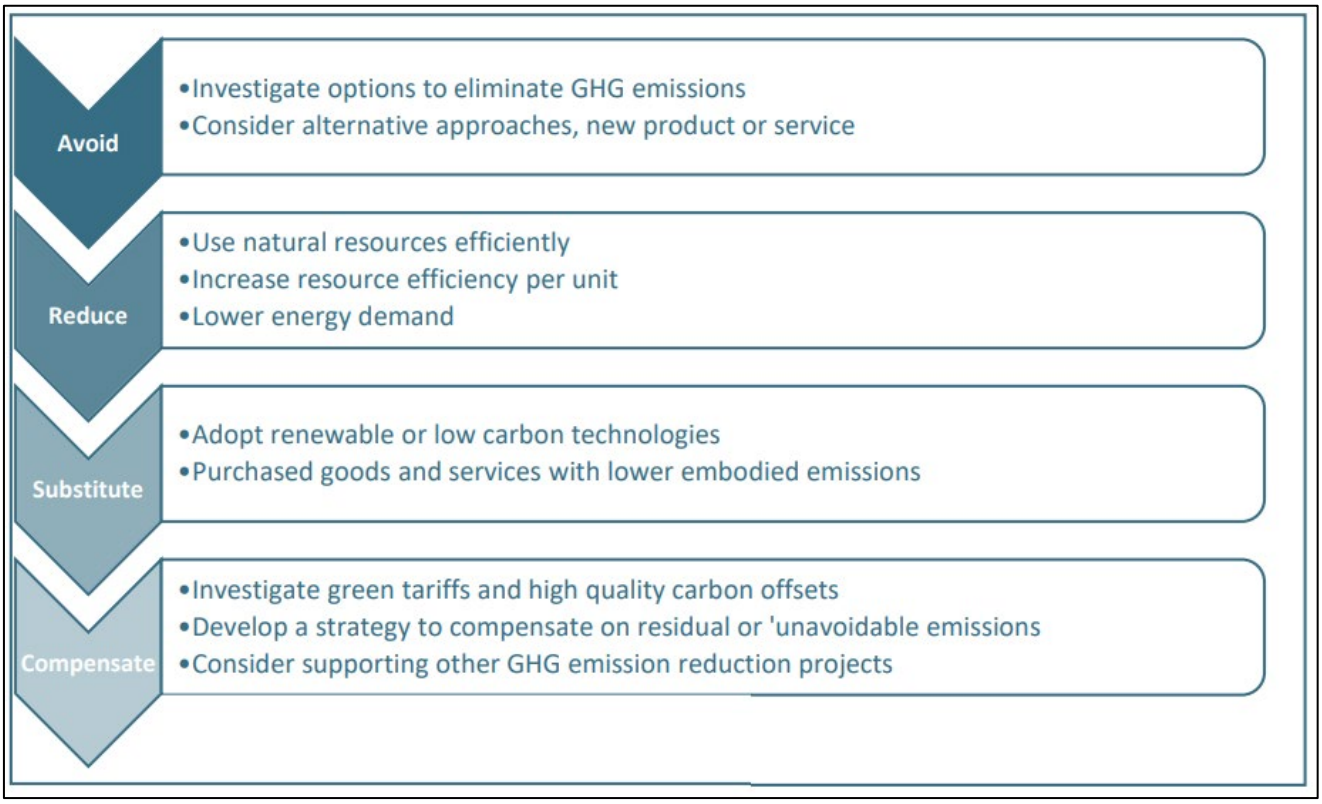
11.48 Embedded mitigation measures incorporated throughout the construction phase will be set out in a Construction Environmental Management Plan (CEMP) developed by the Applicant to provide a framework for planning and implementing remediation, construction and service utility activities in a way which prevents, minimises, and controls their potential environmental impacts.

11.49 Environmental impacts will be minimised during the operation of the Proposed Development through the incorporation of several passive and active design measures, i.e., all-electric systems such as air-source heat pumps (ASHPs).

11.50 The project Transport Consultants will be producing a Travel Plan for tenants of the Proposed Development to promote the use of sustainable transport and minimise traffic emissions.

11.51 The assessment of climate change and GHG impacts will be based upon this mitigation being embedded into the design and operation of the Proposed Development.

Figure 11.2 Mitigation and GHG Management Hierarchy



Legislation, Policies, Standards and Guidance

11.52 The following legislation, policy and guidance is relevant to the proposals:

- National Planning Policy Framework (2024);
- The National Adaptation Programme and Third Strategy for Climate Adaptation;
- The Clean Growth Strategy;
- The Carbon Plan: Delivering Low Carbon Future; and,
- Eastleigh Borough Local Plan 2016-2036.
- The guidance used to inform this assessment includes:
- ISEP guidance on ‘Assessing Greenhouse Gas Emissions and Evaluating their Significance’ (2022);
- ISEP guidance on ‘Climate Change Resilience and Adaptation’ (2020);
- Building Regulations Part L ‘Conservation of fuel and power’ (2021 edition incorporating 2023 amendments – for use in England);

- Royal Institute of Chartered Surveyors (RICS) Whole Life Carbon Assessment for the Built Environment (2017); and,
- British Standard (BS) EN 15978:2011 ‘Sustainability of construction works’ Assessment of environmental performance buildings. Calculation method.

12. TOPICS 'SCOPED OUT' OF THE ENVIRONMENTAL IMPACT ASSESSMENT

Introduction

12.1 As indicated in the Regulations (Regulation 18(3)), an ES should only identify likely significant environmental effects associated with a Proposed Development. The topic areas have been previously identified where the potential for significant environmental effects results in these topics being included, within the proposed scope of the ES, subject to confirmation in the LPAs Scoping Opinion. In accordance with the EIA Regulations 2017, topics that are not likely to give rise to significant effects should be 'scoped out' from the EIA process.

12.2 It is important to emphasise that the 'scoping out' of a particular topic from the EIA does not mean that the potential for localised impacts arising from the Proposed Development will not be considered via the planning application process. Rather, it is simply the case that the impacts do not meet the definition of 'significant effects' as understood in the context of the EIA Regulations 2017.

12.3 The following topics are regarded as non-significant and are not intended to be evaluated through the EIA:

- Heritage and Archaeology;
- Arboriculture;
- Agricultural Land;
- Ground Conditions;
- Minerals Resource;
- Noise and Vibration;
- Human Health;
- Waste;
- Vulnerability to Accidents and Major Disasters;
- Daylight, Sunlight, Overshadowing and Wind;
- Light Spillage;
- Telecommunications; and,
- Energy Efficiency and Sustainable Design

12.4 These topics will be addressed collectively in Chapters in the ES where appropriate, and will also be the subject of separate detailed technical reports submitted as part of the planning

application submissions. These Technical Reports will address the site-specific issues arising from detailed consideration of these topics.

Heritage and Archaeology

12.5 Two Technical Notes (Orion 2023 updated 2024 and 2025; Orion 2025) provided at **Appendix 3** have been undertaken to support the design and planning of the proposed development at Fair Oak, Eastleigh. The first document considered the implications of the proposals on the potential for archaeology and on built heritage assets. This included a site visit and conformed to legislative requirements, local policy and industry standards. A brief history of the former Fair Oak Park and surrounding landscape contextualised the results. No Listed Buildings or Scheduled Monuments were found to be located within the proposed development boundaries. Five Listed Buildings in proximity to the proposed development but outside the boundaries were identified. Ten non-designated built heritage assets were also identified. These were subject to a preliminary assessment that concluded that the potential impacts to the Listed Buildings at Mortimers Farm and on Winchester Road were not considered harmful to the significance of these assets. Some potential for harm, in the form of a visual change within the setting, was identified for the non-designated heritage assets. This was considered to be at the lowest end of less than substantial harm, in NPPF terms, and could be mitigated through design. In an EIA context, the potential impacts would not meet the moderate threshold to be considered significant.

12.6 The second Technical Note considered the former Fair Oak Parkland in more detail. It compiled a more detailed historical background, explored available documentary sources and evidence for the survival of key elements. It then assessed potential impacts, in line with legislative requirements, local policy and industry standards. The research found that areas of parkland and some copses were within the proposed development boundaries, whilst the former locations of Fair Oak House, Pleasure Grounds, the Little Dower House and two areas of adjacent pasture were outside the boundaries. In addition, all the main buildings and features, such as those within the Pleasure Grounds, have been lost and many attributes key to the significance of comparable parks are not known to have existed. The parkland is not locally listed, the association with the former owners is retained only through records, and the records are relatively sparse. Over time the former parkland has been more intensively farmed and no longer retains features, visual or experiential connections, such that it is of negligible significance and any impact arising from the proposed development would be at the lower end of less than substantial harm. In EIA terms, this would not meet the threshold to be considered a significant impact.

12.7 Finally, a geophysical survey was undertaken to further understand the archaeological potential (Headland 2025). This found anomalies forming enclosures close to the southern and northern boundaries, with some other possible anomalies of human origin on the western boundary, towards the centre and eastern side of the proposed development area. These will be investigated as part of the planning process, initially using targeted trial trench evaluation. If warranted by the results of the evaluation, further mitigation excavation will be undertaken to ensure preservation by record as a minimum. Options for preservation in situ

or by design will also be explored. Following implementation of the mitigation, the impacts arising from the proposed development on the potential archaeology are likely to be minor adverse effects in EIA terms, and therefore not significant.

12.8 The planning application will include full archaeological desk-based assessment, with the most recent HER data, to put the archaeological potential in context. A Heritage Statement will consider all the built heritage assets identified in the Technical Note in detail and in the context of the final design of the proposed development.

Arboriculture

12.9 The arboricultural baseline conditions have been established via a detailed onsite survey and desk-based assessment. This process has established the nature of the arboricultural considerations in the context of the Proposed Development.

12.10 The baseline survey of the Site has been undertaken (2024). This survey was carried out in accordance with British Standard 5837:2012. The survey identified a number of significant trees and woodlands within, and adjacent to, the Site.

12.11 A number of trees and woodlands within the Site are the subject of Statutory protection via a Tree Preservation Order (TPO). One woodland, four individual trees and 12 groups of trees have been identified as being protected by TPO.

12.12 The Ancient Woodland Inventory (England) (AWI), hosted by DEFRA, records three of the woodland areas associated with the Site (Park Hills Wood, Tippers Copse and Halls Land Copse) as Ancient Semi-Natural Woodland (ANSW). Park Hills Wood is located outside of, but adjacent to, the northern boundary of the Site. Tippers Copse is within the boundary of the Site. Halls Land Copse is located outside of, but adjacent to, the boundary of the Site.

12.13 Arboricultural features would be principally affected during ground disturbance which would occur as part of the construction phase of the Proposed Development. The baseline survey has fully informed the proposed site layout shown on the Illustrative Masterplan. Based on the baseline survey, the location of the relevant arboricultural features within the Site and the layout as proposed, any significant effects on arboricultural features can be designed out of the Proposed Development. This can be primarily achieved through the use of appropriate and substantial buffers (in line with published guidance) between built development and retained trees/woodlands. Although most, if not all, arboricultural impacts could be designed out, a detailed assessment of the potential impacts will still be required. This will be undertaken through the Arboricultural Impact Assessment process and any appropriate mitigation considered where necessary. The AIA will provide a robust and appropriate assessment of arboricultural matters. The AIA will from a Technical Appendix to the Environmental Statement.

12.14 Based on the assessment presented above, it is highly likely that the Proposed Development can be accommodated without significant effects on the arboricultural features within, and adjacent to, the Site. Therefore, based on current evidence indicating a low potential for

significant effects, Arboriculture is proposed to be scoped out of detailed assessment within the EIA.

Agricultural Land

12.15 Agricultural land in England and Wales is graded between 1 and 5, depending on the extent to which physical or chemical characteristics impose long-term limitations on agricultural use. The principal physical factors influencing grading are climate, site conditions and soil which, together with interactions between them, form the basis for classifying land into one of the five grades.

12.16 Grade 1 land is excellent quality agricultural land with very minor or no limitations to agricultural use. Grade 2 is very good quality agricultural land, with minor limitations which affect crop yield, cultivations or harvesting. Grade 3 land has moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield, and is subdivided into Subgrade 3a (good quality land) and Subgrade 3b (moderate quality land). Grade 4 land is poor quality agricultural land with severe limitations which significantly restrict the range of crops and/or level of yields. Grade 5 is very poor quality land, with very severe limitations which restrict use to permanent pasture or rough grazing.

12.17 Land which is classified as Grades 1, 2 and 3a in the ALC system is defined as best and most versatile (BMV) agricultural land.

12.18 In consideration of developing greenfield sites, and more specifically agricultural land, Paragraph 187 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

12.19 Land in the south-west of the site was previously surveyed by ADAS on behalf of MAFF in 1995 and was classified as a mix of Grade 2, Subgrade 3a, Subgrade 3b and Grade 4 quality land.

12.20 EBC have assessed the development potential of part of the land through the Local Plan process, noting in the recent Issues and Options consultation that all of SDO A consists of lower grade agricultural land.

12.21 Reading Agricultural Consultants Ltd (RAC) is instructed by Croudace Homes Limited to investigate the Agricultural Land Classification (ALC) and soil resources of land north-east of Fair Oak, Eastleigh by means of a detailed survey of soil and site characteristics.

12.22 RAC has surveyed the remainder of the site (other than 6.6 ha in two fields in the north of the site that has been included following the completion of survey work) at an observation

density of one boring per hectare and in accordance with the detailed methodology set out in the ALC guidelines.

12.23 The distribution of ALC is shown in Table 12.1 below.

Table 12.1 Agricultural Land Classification

Grade	Description	Area	%
Grade 1	Excellent quality	3.0	3
Grade 2	Very good quality	13.3	11
Subgrade 3a	Good quality	50.0	41
Subgrade 3b	Moderate quality	39.1	32
Grade 4	Poor quality	1.0	1
Non-agricultural		8.4	7
Not surveyed		6.6	5
Total		**121.4**	**100**

12.24 The Site detailed Agricultural Land Classification survey and associated report which will be provided alongside the planning application.

12.25 It is acknowledged that there will be a loss of agricultural land due to the development of the Site, however the benefits of development including addressing housing need, outweigh any loss of agricultural land on this site.

12.26 For these reasons, it is considered that agricultural land can be scoped out of the ES.

Ground Conditions

12.27 A Phase 1 Geo-Environmental Assessment has been undertaken for the Site to establish baseline ground conditions. This assessment included an initial desk-based review of historical mapping and a proprietary environmental database, regulatory enquiries and a site walkover.

12.28 Historical mapping indicates that the Site has predominantly remained in agricultural and related uses since the earliest available map dated 1868. As such, potential on-site contamination sources are limited to agricultural activities including crop growing and livestock keeping, as well as existing building materials and Made Ground arising from the demolition of past buildings and possible infilling of former ponds. Additional potential 'point sources' of contamination were identified, including an electricity substation, waste and scrap metal storage, and rusted agricultural structures. These are not considered to represent a significant contamination risk to the Site.

12.29 The environmental setting is considered to be of low to moderate sensitivity, as the majority of the Site is underlain by Unproductive Stratum (London Clay), with Secondary A Aquifers located in the south of the Site (Whitecliff and Durley Sand Members). A stream is located in the south-west of the Site and the nearest classified watercourse, the Horton Heath Stream, is located 330 m south-east of the Site.

12.30 Overall, it is considered that there is a low potential for significant or widespread soil and groundwater contamination at the Site, and no significant ground gas or radon issues are anticipated. Standard risk assessment (including a ground investigation) and mitigation/remedial measures (if required) can be implemented as part of the planning process.

12.31 It is envisaged that the standard regulatory and environmental protection controls would be in place during the construction and operational phases of the Proposed Development, including a CEMP. It is proposed that the planning application will be accompanied by the Phase 1 Geo-Environmental Assessment.

12.32 Given the low potential for contamination identified at the Site, it is not anticipated that the Proposed Development would result in significant effects on ground conditions. It is therefore proposed that Ground Conditions is scoped out of the ES.

Minerals Resource

12.33 Hilson Moran has prepared a Minerals Assessment for the Site to determine the potential impact of the Proposed Development on underlying mineral resources. The assessment comprised a desk-based review of the Hampshire Minerals and Waste Plan (HMWP, 2013) and British Geological Survey (BGS) datasets to establish the geological context of the Site and identify any relevant mineral safeguarding designations.

12.34 The majority of the Site lies within a designated Mineral Safeguarding Area (MSA) for soft sands. However, geological data indicate that the Site is predominantly underlain by the London Clay Formation, comprising silty and clayey deposits with occasional fine sand layers and pockets. These interbedded deposits are not considered to represent an economically viable mineral resource. The Whitecliff Sand Member and Durley Sand Member are also mapped locally in the south/south-west and central parts of the Site, respectively, where they overlie the London Clay. Regional evidence indicates that these sands are typically thin, laterally variable and discontinuous, and therefore unlikely to form significant or commercially extractable deposits.

12.35 In addition, the feasibility of mineral extraction at the Site is constrained by its distance from key mineral infrastructure, with the nearest railway located over 2 km to the south of the Site and the nearest strategic road network more than 4 km distant. The cost associated with establishing nearby mineral processing infrastructure would likely outweigh the potential mineral value.

12.36 Overall, although most of the Site lies within an MSA for soft sands, the available geological and contextual evidence indicates that no economically viable mineral resources are likely to be present. The London Clay Formation is not anticipated to be a resource of commercial value, and the limited Whitecliff and Durley Sand deposits are considered unlikely to be of sufficient thickness, continuity and accessibility to justify extraction. The lack of nearby mineral infrastructure further reduces the feasibility of prior extraction.

12.37 Where minor quantities of sand may be encountered during Site preparation, these could be reused on Site (e.g. for fill or engineering purposes) in accordance with sustainable construction practices secured through planning conditions or within a CEMP. It is proposed that the planning application will be accompanied by the Minerals Assessment.

12.38 The Proposed Development would therefore not result in the sterilisation of viable mineral resources and would not constrain mineral extraction in the wider area. As such, no significant effects on mineral resources are anticipated, and this discipline is proposed to be scoped out of the ES.

Noise and Vibration

12.39 Hilson Moran have considered the necessity for noise and vibration to be scoped in or out of the EIA for the Proposed Development. In carrying out this exercise, a baseline noise survey was undertaken to establish and quantify the noise levels experienced at and within the vicinity of the Site. The findings of the survey and consideration of the baseline conditions, as well as consideration of potential effects from the Proposed Development, have been used to determine that noise and vibration can be scoped out of the EIA, for the reasons detailed in this section.

12.40 Hilson Moran carried out a long-term noise survey at the Site from Tuesday 4th March to Monday 10th March 2025. The survey identified that the main sources of noise affecting the Site are road traffic from the surrounding road network along with aircraft noise, commercial and human activities noise.

12.41 The Site is located within a residential area, with the nearest identified noise-sensitive receptors shown in **Figure 12.1** and described in **Table 12.3.**

12.42 The results of the baseline noise survey are presented below, while the measurement locations are shown in **Table 12.2.**

Table 12.2 Measured Noise Levels

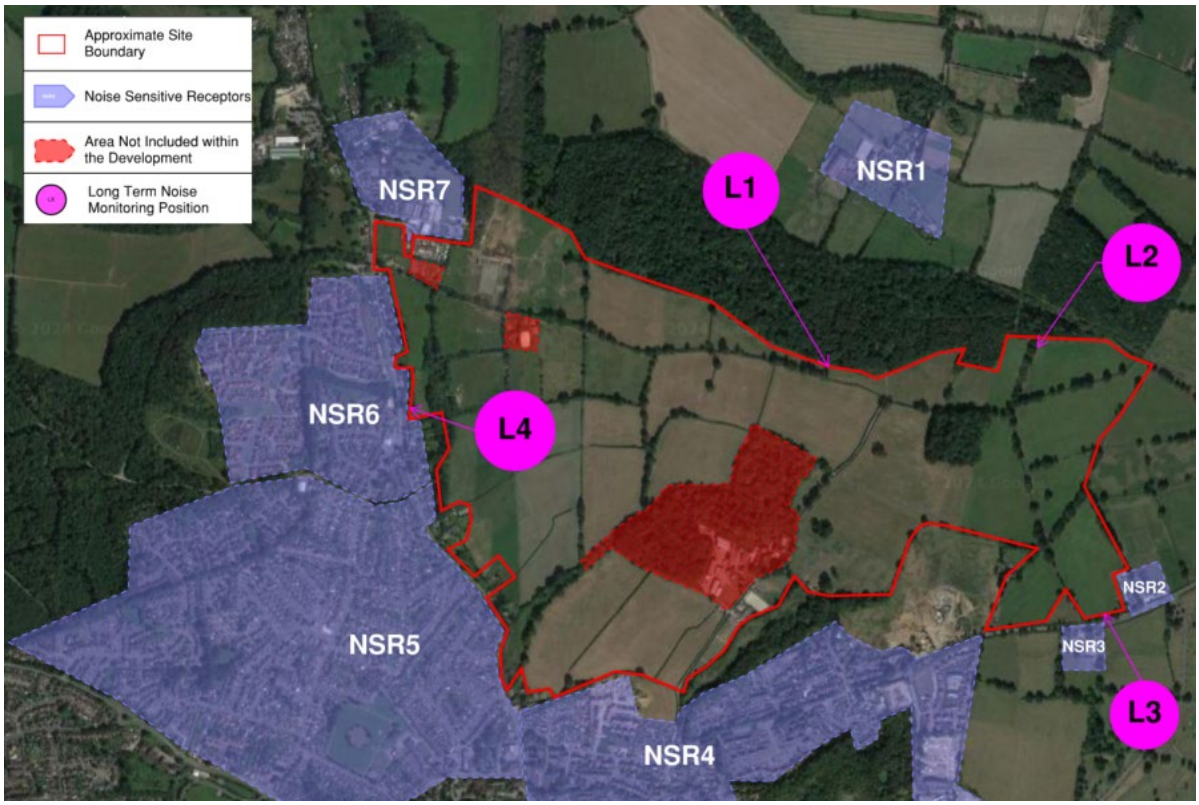
Measurement Position	Reference Time	L_{Aeq}, dB (Log Ave)	L_{A90}, dB (Mode)	L_{A10}, dB (Ave)	L_{AFmax}, dB (95%ile)
LT1	Daytime (0700-2300)	45	37	45	67
	Night-time (2300-0700)	40	26	36	65
LT2	Daytime (0700-2300)	46	38	46	64
	Night-time (2300-0700)	42	31	38	61
LT3	Daytime (0700-2300)	68	46	70	84

	Night-time (2300-0700)	58	28	43	81
LT4	Daytime 4 hours	72	54	76	88

Table 12.3 Noise Sensitive Receptor Details

Noise Sensitive Receptor ID	Details	Distance from Proposed Development (m)
NSR 1	Lowhill Farm, Portsmouth Rd, Fishers Pond, Eastleigh SO50 7HF	300 to north
NSR 2	Sunnyside Cottage, Mortimers Ln, Fair Oak, Eastleigh SO50 7EA	15 to southeast
NSR 3	New Clock In, Mortimers Ln, Fair Oak, Eastleigh SO50 7EA	15 to south
NSR 4	6-11 Holloway Mews, Fair Oak, Eastleigh SO50 7HW	7 to south
NSR 5	Residential Properties on Winchester Road	11 to west
NSR 6	Residential Properties on Winchester Road	11 to northwest
NSR 7	2-3 Hill Cl, Fair Oak, Eastleigh SO50 7HJ	30 to northwest

Figure 12.1 Site Boundary, NSRs and Monitoring Position Locations



12.43 There is potential for noise impacts on the surrounding area during both the construction (temporary) and operational (permanent) phases, as well as potential vibration impacts during the construction phase (temporary). The Proposed Development will not introduce any new sources of vibration; therefore, vibration impacts during the operational phase will be negligible.

12.44 As noted in the EIA Screening Response Letter (dated 25/09/25) construction noise and vibration would be localised and controlled through a CEMP, so significant effects are not expected.

12.45 There is the potential for permanent noise impacts during the operational phase, due to building services plant and operational traffic, which are considered below.

12.46 At planning stage specific details of the type, number and configuration of building services plant would not be fixed or selected, and therefore it is not possible to accurately predict plant noise emission levels to determine the significance of effect and identify mitigation. Consequently, suitable limits to which plant should adhere would be set, which would control any effects from the development to negligible. Such plant noise limits would also be set within a standalone Noise Impact Assessment.

12.47 In order for noise from changes in road traffic due to the operational development to meet the definition of significant effect the numbers of road traffic flow on roads influencing the noise climate at receptors would need to increase by double the existing road traffic flows. While the development is expected to increase traffic flows, these are expected to be localised, with limited impacts, including on traffic flow at nearby junctions during peak hours, subject to the implementation of appropriate mitigation measures (such as a package of measures to promote active travel and to enhance the availability of public transport). The increase in traffic flows is not expected to be high enough to result in a significant effect. Nonetheless changes in road traffic noise would be assessed in a standalone Noise Impact Assessment for the scheme.

12.48 Assessment of site suitability would be completed for a standalone Noise Impact Assessment report and doesn't necessarily need an ES to assess it, as site suitability due to noise isn't an impact assessment.

12.49 For the reasons identified above, it is anticipated that the magnitude of potential noise and vibration impacts, during both construction and operation, will not be significant. Operational impacts will be confirmed through a Noise Impact Assessment for the operational development, and construction and demolition impacts controlled via a CEMP for the Proposed Development.

Nutrient Neutrality

12.50 The Site is located on the watershed boundaries between two river catchments; the River Itchen and the River Hamble, which both discharge to the Solent. The discharge into the Solent via the River Hamble requires Nitrogen (N) neutrality to be demonstrated, while the River Itchen has a requirement for both N and Phosphorous (P) neutrality to be demonstrated. This is to prevent eutrophication in the Solent European protected sites and the Itchen Special Area of Conservation (SAC).

12.51 Potential sources of nutrients (N & P) associated with the Proposed Development will comprise sewage discharges (first passing through the most appropriate Wastewater Treatment Works (WwTW)) and nutrients associated with urban runoff. It is anticipated that the development will discharge sewage to the Chickenhall Eastleigh WwTW, which will benefit from the proposed upgrades and enhanced removal of total N and total P scheduled to take place through the Levelling Up and Regeneration Bill (LURB) in 2030.

12.52 Initial nutrient budget estimates have been established for the Site using the Natural England (NE) River Itchen SAC: Nutrient Neutrality (NN) Calculator and standard assessment methodology. It is intended to refine these figures by conducting a bespoke analysis of existing agricultural N and P inputs to the Site, using historical farming records, as permitted by NE.

12.53 Nutrient mitigation strategies for the Proposed Development (i.e. through a reduction in water usage and treatment of runoff) will be implemented to reduce the nutrient budget estimates further. Any shortfall in mitigation will be addressed using nutrient mitigation credits, which

will offset the impacts of the Proposed Development by securing reductions in N and P elsewhere in the catchment.

12.54 It is therefore anticipated that nutrient neutrality for the Proposed Development will be achieved through both on-site and off-site mechanisms, subject to a Nutrient Neutrality Assessment and Mitigation Strategy which is proposed to accompany the planning application.

12.55 Overall, it is anticipated that any increase in N and P loadings associated with the Proposed Development will be fully mitigated at source and through appropriate offsetting using credits. No significant effects on the downstream Solent European protected areas and the Itchen SAC are therefore anticipated, and it is proposed that Nutrient Neutrality is scoped out of the ES.

Human Health

12.56 The Proposed Development may affect biological and environmental factors that can influence human health and well-being. This can concern existing and proposed residents, as well as workers and people utilising a space for a wide range of purposes.

12.57 Potential human health impacts have been considered through the deliberations that resulted in the LPA's proposal to allocate the Site for a comprehensive development. In this respect, the Proposed Development has been subject to detailed evaluation via the Local Plan Sustainability Appraisal (which incorporates an Equalities Impact Assessment).

12.58 Taking the nature of the proposals into account, it is considered that the Proposed Development is not likely to give rise to significant adverse effects. Therefore, subject to the Council's scoping opinion, human health will not be further considered as part of the EIA. However, it is nevertheless proposed that the application for outline planning permission will be accompanied by a separate Health Impact Assessment ('HIA'), the findings of which will be referenced in the Socio-Economic ES chapter (as relevant).

Waste

12.59 Both the construction and operational phases of the Proposed Development will generate waste. However, there is an understanding of what waste will arise, and how it will be managed, which will ensure both environmental impacts and costs are considered and minimised.

12.60 A combination of the size and nature of the development proposed means that waste generation is unlikely to be a significant issue requiring consideration in the ES. Construction waste will be addressed as part of the Construction Environment Management Plan and / or Code of Construction Practice and operational waste can be dealt with through an appropriately worded condition to be addressed at the reserved matters stage.

Utilities

12.61 A detailed assessment of utilities is not proposed to be provided within the ES as it is not an environmental topic. However, the EIA will be mindful of any utility works (upgrades, diversions, abandonments, etc.) required as part of the Proposed Development as well as the impacts of existing utilities and services on the Site and the likely significant environmental effects of such works will be assessed and documented under the relevant topics in the ES as appropriate.

Vulnerability to Major Accidents and Disasters

12.62 The EIA Regulations require that an ES includes;

"A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned."

12.63 For the purposes of EIA, the definition of a 'major accident' is generally taken to be that set out within Article 3 of Directive 2012/18/EU(c)[15];

"'major accident' means an occurrence such as a major emission, fire, or explosion resulting from uncontrolled developments in the course of the operation of any establishment covered by this Directive, and leading to serious danger to human health or the environment, immediate or delayed, inside or outside the establishment, and involving one or more dangerous substances;"

12.64 Conversely, the definition of a 'disaster' is taken to be that described by the World Health Organisation (WHO)[16];

"1. A serious disruption of the functioning of a community or a society causing widespread human, material, economic or environmental losses which exceed the ability of the affected community or society to cope using its own resources (ISDR).

2. Situation or event, which overwhelms local capacity, necessitating a request to national or international level for external assistance (CRED).

3. A term describing an event that can be defined spatially and geographically, but that demands observation to produce evidence. It implies the interaction of an external stressor with a human community and it carries the implicit concept of non-manageability. The term is used in the entire range of risk-reduction activities, but it is possibly the least appropriate for response."

[15] European Commission, (2012). 'Directive 2012/18/EU of the European Parliament and of the European Council' of 04 July 2012 on the control of major-accident hazards involving dangerous substances.
[16] WHO, (2008). 'Humanitarian Health Action, Definitions': Emergencies.

12.65 In applying these definitions, and taking account of the nature of the proposals and the characteristics of the Site and the absence of relevant constraints, none of the technical specialists responsible for preparing the EIA have identified any potential for significant effects in relation to major accidents or disasters. As such, it is not proposed to include an ES chapter for this topic area.

12.66 However, the matters will be considered in the appropriate Technical Chapters and is embedded within the ES methodology set out in **Chapter 17**.

Daylight, Sunlight, Overshadowing, and Wind

12.67 The Proposed Development will have a maximum building height of 5 storeys, however this will be included in the parameter plans for the outline application. The tallest elements of the Proposed Development, would be located to the west and centrally within the Site, taking advantage of the natural topography.

12.68 It is not considered that the Proposed Development would have any impact on the daylight, sunlight or overshadowing of the any existing properties, particularly due to the distance to the closest residential properties on Winchester Road and properties off Mortimers Lane, many with substantial tree belts being located between. This claim is strengthened by many of these properties being located south of the Site.

12.69 The proposed maximum building heights are not tall enough to be particularly impacted by wind, nor have any significant impact on the wind patterns.

Light Spillage

12.70 Light spillage refers to light which is emitted form artificial sources in a manner which is unwanted and/or undesirable.

12.71 Light spillage is subject to a wide range of legislative and policy controls, including;

- NPPF (2024 as amended);
- PPG; and
- Eastleigh Borough Local Plan 2016-2036 (adopted April 2022).

12.72 The Proposed Development does not include features that are likely to result in unacceptable levels of illumination and light emissions (as defined with reference to the above policies and regulations).

12.73 As such, it is considered that the Proposed Development would not result in significant environmental effects regarding light spillage. The matter will be given consideration as appropriate within the Biodiversity and Landscape Chapters of the ES, however it is envisaged that localised light spillage impacts could be managed, as future reserved matters planning submissions are considered by the LPA.

Telecommunications

12.74 The proposed scheme design will not introduce any elements of a height sufficient to interfere with or impede telecommunications signals. As no significant effects are anticipated, it is not proposed to consider telecommunications as a topic within the ES.

Energy Efficiency and Sustainable Design

12.75 Hilson Moran propose that Energy and Sustainability is scoped out of the EIA and is instead presented as a standalone report. Justification for this is provided below.

12.76 The Energy and Sustainability Strategy demonstrates how the Proposed Development addresses the different aspects of sustainability using the analysis from different consultants, such as transport and landscaping, among others, in order to demonstrate a holistic sustainable development. Energy is a vital topic within the sustainability statement, where energy and carbon of the Proposed Development are calculated following the methodology and targets given in the Part L of the UK Building Regulations (Conservation of Fuel and Power).

12.77 An energy strategy provides a detailed, technical assessment of buildings within the Proposed Development, to predict their energy performance. It quantifies energy demand and the associated carbon emissions due to the operation of the buildings, using approved calculation methodologies such as SAP (for dwellings) or SBEM/DSM (for non-domestic buildings). The energy strategy outlines the design measures required to achieve Target Emission Rate (TER) and Target Primary Energy Rate (TPER) compliance, as well as recommendations for improving operational performance. The calculations above are compared to a Notional Building that is embedded within the Part L methodology. The Notional Building refers to a typical building (theoretical reference model) with the same geometry to the Actual Building (model of the design proposal) and standardised set of fabric and services specifications.

12.78 Although the Notional Building is used as a comparison, it contrasts with an EIA baseline, as the latter refers to the existing environmental conditions before a project happens, while the Notional Building is a theoretical model.

12.79 EIA is required to focus on significant environmental effects arising from a project using the existing conditions as a baseline. Energy and Sustainability statements are typically addressed through design standards, building regulations compliance (Part L), or/and planning policy requirements, rather than through the EIA process itself. In addition, guidance from the Institute of Environmental Management and Assessment (IEMA) and relevant planning authorities confirms that the EIA should avoid duplication with other assessments where impacts are already adequately managed or regulated by other statutory mechanisms.

13. CUMULATIVE EFFECTS AND CONSULTATION

13.1 The ES will consider the potential for likely significant effects on the environment resulting from committed development in the area in accordance with the Regulations, and the guidance set out in the Planning Practice Guidance ('PPG').

13.2 The EIA Regulations 2017 state at Schedule 4 Clause 5 (e) that an ES must include a description and assessment of:

"The cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources."

13.3 A list of committed schemes that are proposed for consideration are identified below and include projects likely to be forthcoming, in a reasonable time period within the locality of a site. Commitments have been found through an online search of the planning register, as well as a review of the Adopted Eastleigh Borough Local Plan 2016-2036 to take account for the geographic proximity of these settlements.

13.4 Sites to be considered for cumulative effects will need to consider sites within proximity of the EIA Site that have a high likelihood of coming forward, such as sites under construction, sites with approved planning permission, or sites that are likely to go to committee before or at the same time as the application and for which sufficient information is readily available to make an informed assessment.

13.5 The area of search seeks to account for potential visual linkages, as well as travel patterns and the functional relationships between settlements where these may interact with the Site, including developments within Fair Oak and sites at Eastleigh and Boorley Green.

13.6 Following the identification of sites in the local area, the below criteria has been used to determine whether a site should be "scoped in" or "scoped out" of the ES.

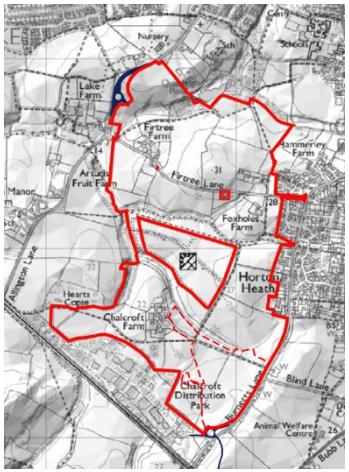
- Proximity to the Site (3km)
- Where there is a reasonable likelihood of the development coming forward, e.g. planning permission granted, and
- Where they exceed 10,000sqm or would give rise to more than 150 homes (at which point EIA Screening is required).

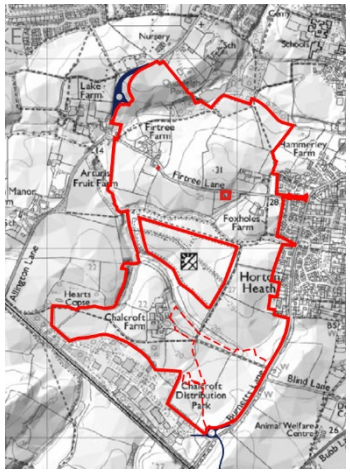
13.7 Sites have been "scoped in" where they do not meet all of the above criteria but are considered to have the possibility to give rise to cumulative effects. The inclusion of a site as a cumulative site has been based on professional opinions.

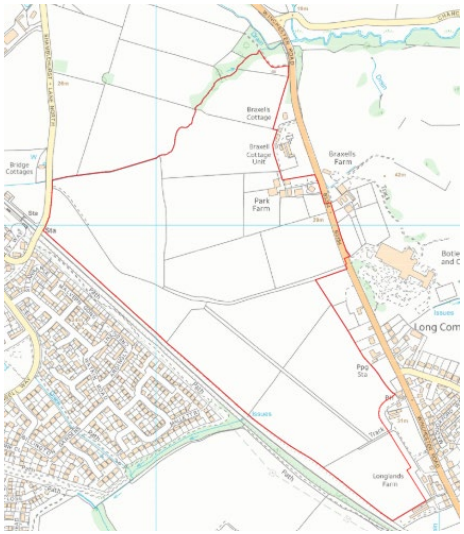
13.8 **Table 13.1** shows the sites considered to have possible cumulative effects with the Proposed Development and are therefore “scoped in” for further assessment.

Table 13.1 Cumulative Sites Scoped In

No.	Project Name & Application Reference	Scheme Description	Planning Decision	Relevant to the EIA Scoping
1	O/25/99534 – Land at Denhams Corner, Snakemoor Lane 	Outline application for up to 150 dwellings	Under consideration	Yes Considered to have potential for cumulative impacts based on scale and proximity.
2	O/24/98619 – Land South of Mortimers Lane, Fair Oak 	Outline application for up to 245 dwellings and up to 350sqm multi-functional building	Under consideration	Yes Considered to have potential for cumulative impacts based on scale and proximity.

3	O/20/89498 – Land at Burnetts Lane (One Horton Heath) 	Outline application for up to 2,500 dwellings	Under consideration – resolution to grant 30th September 2021.	Yes Considered to have potential for cumulative impacts based on scale and proximity.
4	F/20/89500 - Land West of Burnetts Lane (One Horton Heath)	Full planning permission for 381 homes	Granted 19/04/23 (Discharge of conditions applications pending) (Estimated completion by 2027/28).	Yes Considered to have potential for cumulative impacts based on scale and proximity.

				
5	O/12/71514 – Land to North and East of Boorley Green, Winchester Road R/15/77595; R/16/79470 	Outline application for up to 1,400 homes	Granted 13/06/13 The outline scheme has two RM approvals for 1,330 homes and is largely built out and occupied – the final 115 dwellings is estimated to be completed by Dec 2025.	Yes Considered to have potential for cumulative impacts based on scale and proximity.

6	O/15/75953 – Boorley Gardens, Land at Hedge End North, Winchester Road RM/17/81628; RM/18/84466; RM/19/86658 	Outline application for up to 680 homes and land for 2FE primary school. RM applications for 301, 143, and 236 homes.	Granted 05/05/15 RMs approved 2019, 2021 and 2022. Development of Boorley Gardens is 'ongoing', with each phase being at a different phase of development. Completions unknown but homes are sold and occupied.	Yes. Considered to have potential for cumulative impacts based on scale and education provision.

13.9 **Table 13.2** lists the sites not considered to be likely to give rise to any cumulative impacts based on the criteria at paragraph 16.6 and are therefore scoped out of the ES.

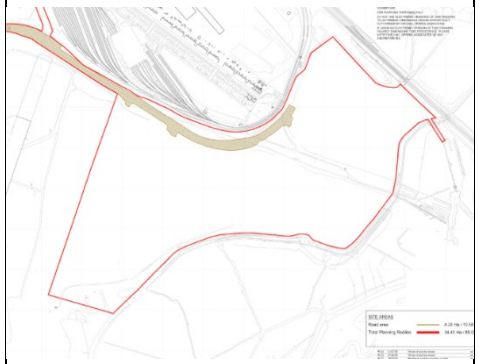
Table 13.2 Cumulative Sites Scoped Out

No.	Project Name & Application Reference	Scheme Description	Planning Decision	Relevant to the EIA Scoping
1	O/15/77190 – Pembers Hill Farm, Mortimers Lane RM/18/83278 	Outline application for up to 250 dwellings	Granted 23/05/18	No. Development completed therefore within baseline.
2	O/12/71514 – Land to North and East of Boorley Green, Winchester Road R/15/77595; R/16/79470 	Outline application for up to 1,400 homes	Granted 13/06/13	No. Development completed therefore within baseline.

3	O/18/83698 – Land North and East of Winchester Street 	Outline application for up to 375 dwellings	Granted 24/03/22	No Located >5km from the Site.
4	O/18/83634 – Land West of Woodhouse Lane, Hedge End 	Hybrid application inc. outline for up to 605 dwellings	Granted 06/09/19	No Located 4-5km from the Site

5	F/23/94668 – Land East of Knowle Lane, Fair Oak 	Construction of 5mo general industrial buildings (Use Class B2)	Granted 14/07/23	No Quantum of development is less than 3000sqm.
6	F/19/84937 – Land South of Maddoxford Lane, Boorley Green 	Full application for 73 homes	Granted 27/05/22	No Quantum of Development is less than 150 and located 4-5km from the Site
7	O/16/78389 – Crows Nest Lane, Botley	Outline application for up to 50 dwellings	Granted 28/07/17	No Quantum of Development is less than

	RM/18/83875 			150 and located 4-5km from the Site
8	F/19/86233 – Land to the North and East of Boorley Green, Winchester Green 	Full application for 67 residential units and retail use	Granted 28/05/21	No Quantum of Development is less than 150 and located 4-5km from the Site

9	O/25/99506 – Navigator Quarter, Eastleigh 	Hybrid application: Outline for employment floorspace; Full for initial infrastructure works and new access	Under consideration	No Located 4-5km from the Site

13.10 Guidance is sought from EBC as to whether any other committed developments should be considered for the potential to lead to likely significant cumulative effects on the environment with the Proposed Development.

13.11 The ES technical chapters will consider planned or committed developments on a topic-related basis. However, the findings of these chapters will be presented and summarised in a separate chapter, which will culminate in an assessment of interactive impacts that may arise as a consequence of an assessment of the different topic areas.

Consultation

13.12 The following statutory and other consultees will be consulted through the EIA process:

- Highways England
- Environment Agency
- Local Lead Flood Authority
- Urban Design
- Public Health
- Landscape and Geology
- Water Providers
- Listed Buildings / Conservation
- Environmental Health
- Natural England
- Eastleigh Borough Council / Hampshire County Council / Winchester City Council Departments as appropriate
- Any other stakeholders that Eastleigh Borough Council nominates.

13.13 Public consultation has been undertaken during the promotion of the site through the Local Plan and as the application proposals have evolved. The feedback received through the consultation will be summarised in the ES drawing on the full write up in the Statement of Community Involvement which will be submitted in support of the application.

14. THE ENVIRONMENTAL STATEMENT

14.1 The ES will be sufficiently comprehensive to ensure that a decision on the project is made in the full knowledge of the likely significant effects of the Proposed Development on the environment. The ES will be proportionate and not be any longer than is necessary to assess those effects properly.

14.2 There is no statutory provision as to the form of the ES and thus the structure set out in this chapter will be followed.

Structure of the ES

14.3 The ES will document the overall findings of the EIA for the Proposed Development.

14.4 The ES will comprise the following:

- Volume 1 – Main ES Report and Figures;
- Volume 2 – Technical Appendices; and
- Volume 3 - Non-Technical Summary.

14.5 **Table 14.1** below summarises the proposed structure of the ES and provides an overview of the scope of each Chapter.

Table 14.1 Structure and Scope of Environmental Statement

Chapter Number	Chapter Title	Summary of Scope
1	Introduction	Overview of planning policy, the requirement for an ES, scope of the ES and structure of the ES
2	Methodology	General methodology used in the preparation of the ES
3	Site Description & Proposed Development	A description of the Site and Proposed Development comprising information about the design and scale of development.
4	Alternatives and Design Evolution	A description of the alternatives (e.g. development design, technology, location, size and scale), design Iterations and main reasons for the chosen option (including comparison with environmental effects).
5	Construction and Phasing	Setting out construction methods, indicative construction programme and indicative phasing.
6	Socio-Economics	The potential impact of the Proposed Development on human beings is assessed and socio-economic effects.

Chapter Number	Chapter Title	Summary of Scope
7	Transport and Access	An assessment of the likely significant effects on the surrounding transport network which may arise from the Proposed Development both during construction and following the completion.
8	Landscape and Visual	An assessment which considers the landscape and visual effects and the key landscape and visual related aspects.
9	Biodiversity	An assessment to consider the ecological effects of the development.
10	Flood Risk and Drainage	An assessment which considers the flood risk and any mitigation measures.
11	Air Quality	Provides an assessment of potential effect of the Proposed Development on the environment and sensitive receptors with respect to air quality.
12	Climate Change	Provides an assessment of potential effects on climate change and greenhouse gas emissions.
13	Cumulative Effects Assessmen	Consideration of cumulative effects between the application Site and other major developments in the study area (inter additive effects) i.e. transport and transport and; the combination of different effects i.e. transport and air quality either occurring within the project (intra synergistic effects) or due to different projects (inter synergistic effects).
14	Summary of Mitigation Measures, Residual Effects & Monitoring	Provides a summary of the assessment of effects described in Chapters 6 – 16 during the construction, operation and demolition stages.

Introduction

14.6 This chapter will provide an introduction to the EIA, including the need and purpose of ES, relevant planning policy, consultation and engagement and identify the competent experts making up the project team.

Methodology

14.7 This Chapter will outline the general methodology used in the preparation of the ES. All topic Chapters are structured to explain the specific methodology used within that individual subject.

Criteria to Assess Significance of Environmental Effects

14.8 The 2017 EIA Regulations (as amended) do not classify significance. For some of the proposed topics within the ES, there are published guidelines on how to evaluate significance. This guidance will be outlined at the start of the subject chapter. However, in all other instances it is necessary to state how this will be defined for the Proposed Development.

14.9 Assessing the significance of effects relies upon the interaction between the magnitude of the change and the sensitivity or importance of the environmental receptor. Significance will vary depending on the sensitivity of the receptor being considered and therefore will need to be considered in each chapter on a topic by topic basis.

Magnitude

14.10 When assessing the magnitude of change the following considerations will be taken into account:

- Extent and magnitude of the impact (major, moderate, minor or negligible) (both beneficial and adverse);
- Impact duration (short, medium or long term);
- Impact type (direct, indirect, reversible or irreversible);
- Whether the impact occurs in isolation, is cumulative or interactive; and
- Performance against environmental quality standards.

14.11 **Table 14.2** defines the type of change and the associated magnitude.

Table 14.2 Magnitude of Change

Change	Magnitude
Major	Entire loss / gain or major variation to key elements / features of the baseline conditions so that the post-development character / configuration of the baseline condition would be fundamentally changed.
Moderate	Loss / gain or variation to one or more key elements / features of the baseline conditions so that the post-development character / configuration of the baseline condition would be materially changed.
Minor	Minor change from the baseline conditions. The changes are measurable, but not material in the sense that the changes are similar to those pre-development.
Negligible	Inconsequential when compared to the baseline conditions.

Sensitivity

14.12 The sensitivity of a receptor is based on the relative importance of the existing environmental features on or near the Proposed Development and by the sensitivity of the receptor which could be affected. **Table 14.3** defines the scale for determining sensitivity.

14.13 The sensitivity of the receptor should be determined using a combination of appropriate professional judgement, consideration of existing designations, and where possible, quantifiable data.

Table 14.3 Sensitivity of Receptor

Significance	Examples of Receptors
High	The receptor has little ability to absorb change without fundamentally altering its present character, or is of very high environmental value or of international or national importance.
Medium	The receptor has moderate capacity to absorb change without significantly altering its present character, has some environmental value or is of high importance at regional level.
Low	The receptor is tolerant of change without detriment to its character or is of low environmental value or local importance.

Temporal Scope

14.14 The duration of effects is taken into account when determining the overall significance of effect. For the purposes of assessing the effects of the Proposed Development, the following timescales have been utilised, unless stated otherwise in accordance with applicable guidance to the technical assessment:

- Short Term – Impact is measurable for 0-5 years;
- Medium Term – Impact is measurable between 5 and 15 years; and
- Long Term – Impact is measurable greater than 15 years.

Significance

14.15 The ES has been completed on the basis that for an impact to be significant, it must be of sufficient scale or magnitude to:

- Lead to defined or widely recognised levels of acceptable change being exceeded; or
- Threaten or enhance the viability or integrity of a receptor group of concern.

14.16 Significance will vary depending on the sensitivity of the receptor being considered and therefore will need to be considered in each chapter on a topic by topic basis.

14.17 **Table 14.4** comprises a matrix showing the interaction of magnitude of change and the sensitivity of the receptor, which provides a guide for technical specialists to assess impact significance.

Table 14.4 Methodology for Assessing Significance Matrix

Significance		Sensitivity of receptor		
		High	Medium	Low
Impact Magnitude	Major	Major	Major	Moderate
	Moderate	Major	Moderate	Minor
	Minor	Moderate	Minor	Minor
	Negligible	Negligible	Negligible	Negligible

14.18 Effects are considered to be 'significant' where the results of the magnitude equate to a 'moderate' or 'major' in this ES. However, in the event that discipline specific methodology has been applied that differs from the criteria, this has been clearly explained within the relevant technical chapter under the heading of ES Methodology.

14.19 Once the magnitude of the impact and the sensitivity of receptor have been determined using the matrix, then the 7 point scale of significance, as illustrated in **Table 14.5**, is applied to the nature of the impact.

14.20 This defines if the effect will be Adverse where it is negative, Beneficial where it is positive or Negligible where there is little or no effect.

Table 14.5 Significance Criteria – The 7 Point Scale

Major Beneficial
Moderate Beneficial
Minor Beneficial
Negligible
Minor Adverse
Moderate Adverse
Major Adverse

14.21 The Significance Matrix and Criteria reflects the approach taken within the ES. However, in the event that discipline specific methodology has been applied that differs from the criteria,

this will be clearly explained within the relevant technical chapter under the heading of ES Methodology.

Site Description and Proposed Development

14.22 This chapter will set out a description of the site, its setting and the existing conditions on the site, as well as explaining the Proposed Development and setting out the development parameters.

Alternatives and Design Evolution

14.23 This chapter will consider the potential alternative scenarios comprising firstly, 'do nothing', secondly, consideration of alternative development site's; and thirdly, consideration of alternative design configurations for the Proposed Development within the application site.

14.24 The chapter would set out that the site is identified in the Eastleigh Local Plan Review as a potential Strategic Development Option appropriate for development, with the evolution of Proposed Development explained, as the application is developed.

Construction and Phasing

14.25 This chapter will outline the anticipated construction programme, phasing and methodology and explain the assumptions made. This chapter will form the basis of the construction phase assumptions documented in each of the technical chapters of the ES.

14.26 This chapter will detail the proposed Construction Programme and Methods of Construction, including materials. Consideration of the likely significant effects of the Construction Phase on the environment will be assessed within each of the respective Technical Chapters

Technical Chapters

14.27 All of the Chapters prepared for the ES have been undertaken using appropriate methodology and good practice guidance. In order to ensure consistency throughout the ES, all Chapters are structured as outlined in **Table 14.6**.

Table 14.6 Summary of the Topic Chapter Structure of the ES

Heading	Content
Introduction	An introduction to the topic area to include a brief note on the purpose of the environmental assessment.
Legislation, Planning Policy and Guidance	A summary of the key directives / policies that are applicable to this chapter at an international, national, regional and local level.
Assessment Methodology	To include a scope of the assessment, including the study area, consultation sources, baseline surveys and the methodology of the assessment undertaken.
Significance Criteria	A description of the criteria that will be used to assess the significance of effects on the environment resulting from the Proposed Development during the demolition, construction and

Heading	Content
	operational phases and confirmation of the thresholds/levels of significance which will be considered.
Baseline Conditions	The identification of existing conditions. i.e. the current situation and changes over time assuming the Site is not developed (future baseline).
Assessment of Effects	An evaluation of the effects resulting from the Proposed Development during both the construction and operational phases. To confirm, this is prior to the implementation of mitigation measures.
Mitigation	A description of any mitigation measures which are required as a result of the impact of the Proposed Development and any associated monitoring requirement.
Residual Effects and Monitoring	This section will assess the impact of the Proposed Development together with the fully implemented mitigation measures and any necessary monitoring required to ensure effective mitigation.
Cumulative Effects	Consideration of the cumulative (additive) and synergistic (combined) action of different environmental topic specific impacts upon a single resource/receptor and cumulative effects between the application Site and other relevant projects
Limitations and Assumptions	Any notable limitations or assumptions regarding the assessment are detailed in this section.
Summary of Impacts	Each technical chapter sets out a summary of the potential residual effects for the demolition and construction phase and operation phase of the Proposed Development.

Cumulative Effects Assessment

14.28 This chapter will provide an overview of the cumulative effects identified as part of the ES in relation to the Proposed Development, both cumulative additive effects and synergistic (combined) effects. A list of cumulative sites proposed to be assessed is included in this Scoping Report.

Summary of Mitigation Measures, Residual Effects and Monitoring

14.29 The residual effects of the Proposed Development will be considered in topic based separate chapters in the ES and then summarised in this chapter, along with any proposed mitigation measures and ongoing monitoring.

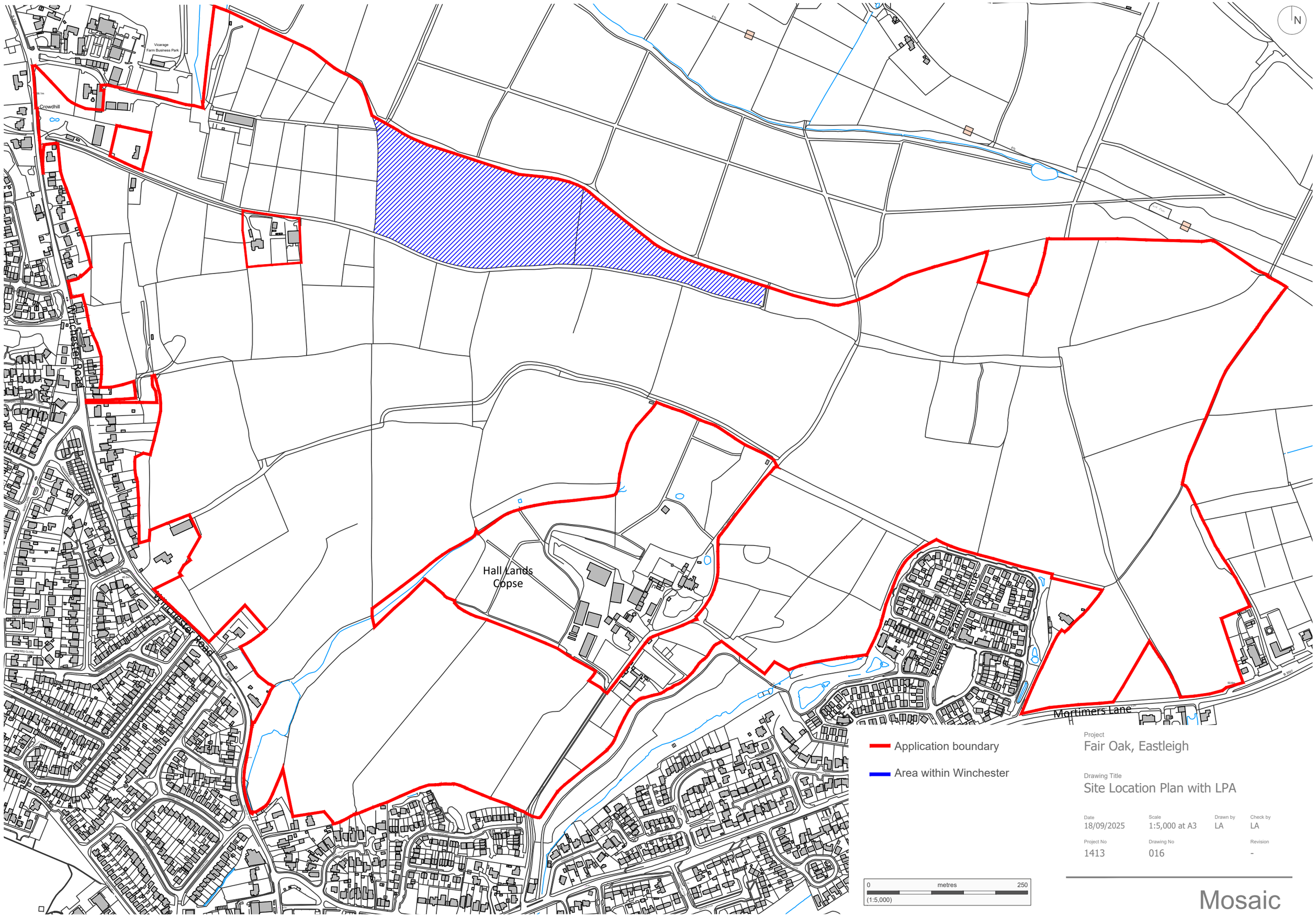
15. CONCLUSIONS

15.1 This Scoping Report identifies the main issues against which the potential significant environmental effects could occur in relation to the Proposed Development at Land North East of Fair Oak.

15.2 Croudace and Highwood intend to proceed with a formal EIA in support of their planning application for the Site. This document has set out the process which the developers propose to adopt in carrying this out.

15.3 The Scoping Report is submitted to EBC (in its capacity as the Competent Authority) for a formal Scoping Opinion, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Regulations require that the Council adopt a formal Scoping Opinion within five weeks unless agreed otherwise in writing.

APPENDIX 1. SITE LOCATION PLAN



Project
Fair Oak, Eastleigh

Drawing Title
Site Location Plan with LPA

Date	Scale	Drawn by	Check by
18/09/2025	1:5,000 at A3	LA	LA

Project No	Drawing No	Revision
1413	016	-

Mosaic

APPENDIX 2. ILLUSTRATIVE MASTERPLANS



Key

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

  This north to south road will also provide improved pedestrian and cyclist infrastructure
- 17 Farmstead style community hub with coworking and cafe
- 18 Potential bus route
- 19 Playing pitches and changing facilities/ parking
- 20 Potential elderly accommodation
- 21 High density apartments
- Outdoor classroom & learning
- Play space
- Public right of way
- Walking to school route
- Residential development

0 metres 250
(1:5,000)

CLIENT:
Croudace Homes

PROJECT:
North East Fair Oak, Eastleigh

DRAWING:
Illustrative Masterplan

PROJECT NUMBER:
1413

DRAWING NUMBER: 005
CHECKED BY: LA
REVISION: Fa
STATUS: Draft
DATE: 24/09/2025
SCALE: 1:5,000

MOSAIC
Urban Design & Masterplanning



Key

- Site Boundary
- 01 Potential vehicular access point
- 02 Potential location for primary school
- 03 Potential location for early years centre
- 04 Local centre including co-working, health uses, mobility hub and community uses
- 05 Potential for a food store with car parking
- 06 Existing pedestrian access points
- 07 Potential pedestrian/cycle access points
- 08 Retained tree belt / hedgerow planting
- 09 Sustainable Drainage System (SuDS)
- 10 Potential location for secondary school
- 11 New woodland planting
- 12 Meadow planting
- 13 Neighbourhood green
- 14 Community orchard
- 15 Community Garden/ Allotments
- 16 Opportunity to downgrade Winchester Road and re-provide a vehicular route through the site – this will benefit existing residents by allowing Winchester Road to become quieter and alleviate capacity concerns at the Sandy Lane/Winchester Road junction

  This north to south road will also provide improved pedestrian and cyclist infrastructure
- 17 Farmstead style community hub with coworking and cafe
- 18 Potential bus route
- 19 Playing pitches and changing facilities/ parking
- 20 Potential elderly accommodation
- 21 High density apartments
- Outdoor classroom & learning
- Play space
- Public right of way
- Walking to school route
- Residential development

0 metres 250
(1:5,000)

CLIENT:
Croudace Homes

PROJECT:
North East Fair Oak, Eastleigh

DRAWING:
Illustrative Masterplan - Secondary School Option

PROJECT NUMBER:
1413

DRAWING NUMBER: 005-1

CHECKED BY: LA

REVISION: Fa

STATUS: Draft

DATE: 24/09/2025

SCALE: 1:5,000

MOSAIC
Urban Design & Masterplanning

APPENDIX 3. HERITAGE AND ARCHAEOLOGY TECHNICAL NOTES

Orion Heritage
Head Office, Platf9rm, Floor 6 Tower Point, 44 North Road, Brighton BN1 1YR
+44 1273 003303

www.orionheritage.co.uk

Croudace Homes Ltd and Highwood Strategic Land
c/o Croudace House,
Tupwood Lane,
Caterham,
Surrey CR3 6XQ

21st January 2025

North East Fair Oak, Eastleigh, Hampshire
Heritage Technical Note

1.0 Introduction

Aims and scope

1.1 This heritage technical note considers the proposed development of land at North East Fair Oak, Eastleigh, Hampshire. The Site is located at Grid Reference 450668, 119370. Its location is shown at Figure 1.

1.2 This technical note has been prepared for the purposes of providing advice for the support of a planning application.

1.3 There are no designated built heritage assets within the site. A number of listed buildings fall within the immediate vicinity of the site, most notably Mortimers Farmhouse (NHLE 1281407) and its associated Granary (NHLE 1204077) and Barn (NHLE 1111950). These listed assets are likely to be impacted through development within their setting. Hall Lands House and Hall Lands Farm, both located on Hall Lands Lane directly adjacent to the development site, are likely to qualify as Non-Designated Heritage Assets.

1.4 This technical note is informed by site visits in February 2023 and September 2024.

Location and description

1.5 The present layout of the site is shown at Figure 1 and 5. The study site forms an irregular parcel of land north-east of Fair Oak and measures c. 122 ha in size. It is bound by Mortimers Lane and the northern suburban edge of Fair Oak to the south; Park Hills Wood forms the northern boundary of the site; the eastern boundary is formed by agricultural fields and St Francis Animal Welfare Centre; the western boundary is formed by the rear boundaries of the properties fronting on to Winchester Road. Excluded from the study site is Hall Lands Farm and associated buildings, Hall Lands Copse,

Jamesmead Farm towards the west of the Site and modern property east of the former Fieldfare Nursery. The study site predominately comprises a series of irregular pasture fields with mature tree-lined boundaries. An area of woodland, Tippers Copse falls within the study site. Areas of development within the Site include Freedom Caravans, the former Fieldfare Nursery, Bramble Equine Centre and Alec Miles Equestrian. A number of public footpaths cross the study site.

1.6 The majority of the study site falls within Eastleigh District Council; the north-west part of the study site falls within Winchester District Council.

1.7 The majority of the study site is underlain by London Clay Formation (clay, silt and sand), with a small area of Whitecliff Sand Member (sand) in the south of the study site and around the area of Jamesmead Farm in the west. No superficial deposits are recorded within the study site (GeoIndex 2023).

1.8 The topography of the study site varies, with an area of high ground of 66m OD to the immediate west of Tippers Copse in the centre of the study site and 63m OD around the area of Jamesmead Farm in the west. The ground slopes down to c. 43m OD to the east and 55m to the west and south. Towards the northern boundary a depression was noted. The site walkover was restricted to public paths so it was not possible to fully inspect all areas of the site. A mound was noted within trees to the west of Tipper's Copse which, from distance and satellite imagery, appears modern and agricultural, but further inspection would be advise at planning stage. Also of note is a slight bank / depression parallel with the south-eastern field boundary / public footpath, which may represent a historic landscape feature. A stream is recorded along the northern edge of Hall Lands Corpse. The site lies c. 2.75km to the west of the River Itchen.



Plate 1 General view of historic field boundary by public footpath in centre of study site (Dir n.)



Plate 2 General view from north-east of study site towards Fair Oak. Note the Pembers Hill development (Dir. south-west)



Plate 3 General view along northern boundary, southern edge of Park Hills Wood to left (Dir. east)



Plate 4 General view of north-west parcel of study site from public footpath, Park Hills Woods to north (Dir. north-east)



Plate 5 General view of central western part of study site from Hall Lands Lane (Dir. west)

2.0 Planning Background and Development Plan Framework

2.1 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework 2024 (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

1.1 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

1.2 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

1.3 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

1.4 Annex 2 of the NPPF has the following heritage related definitions:

Historic Environment: *all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Heritage Assets *are defined as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Archaeological Interest *is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.*

Designated Heritage Assets *comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.*

Significance *is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

Setting *is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

1.5 Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area is referred to as a non-designated heritage asset.

1.6 The NPPF is supported by the National Planning Policy Guidance (NPPG):

1.7 Paragraph 18a-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

1.8 Paragraph 18a-002 states that:

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

1.9 Paragraph 18a-009 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

1.10 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

1.11 Paragraph 18a-013 concludes:

"The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that

setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."

1.12 The key test in NPPF paragraphs 214-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-018 of the NPPG provides additional guidance on substantial harm. It states:

"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."

1.13 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 214-215 apply).

1.14 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

1.15 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

1.16 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits (note that the reference to the NPPF paragraph 8 has been corrected to reflect the updated NPPF in July 2018):

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National

Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."

1.17 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Policy

2.2 The relevant local planning policy for the area is contained in the Eastleigh Borough Local Plan 2016-2036 (Adopted 15th April 2022), which contains the following relevant policies:

Strategic Policy S8: Historic Environment

1. *The Borough Council will continue to conserve and/or enhance the Borough's heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:*
    a. *Identifying the assets by means of an on-going programme of survey and review;*
    b. *Identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;*
    c. *Restricting development likely to harm them or their settings through management of development proposals; and*
    d. *Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.*

Policy DM12: Heritage Assets

1. *Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and*

advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.

a. *Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:*
    i. *If he remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains;*
    and
    ii. *Prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;*
b. *It achieves a high standard of design which respects and complements the character and qualities of the heritage asset;*
c. *Where necessary, it secures the long-term future maintenance and management of the asset;*
d. *Where possible, it enables public enjoyment and interpretation of the asset; and*
e. *A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.*

2. *In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.*
3. *The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.*

2.3 The Eastleigh Borough Local Plan (2016-2036) provides the following supporting text to DM12 regarding local historic landscapes and parks:

The Council works with other bodies including Hampshire County Council, the Hampshire Gardens Trust, Historic England and local interest groups in the identification and conservation of these and other heritage assets. In cases where the character of a local historic landscape has already been eroded to a significant extent, development may be permitted that affects the landscape providing it is sympathetic to the remaining character of the area and the development includes a legal agreement to secure the long term management and enhancement of the remaining historic landscape asset. In

this context, 'eroded to a significant extent' means that features that were characteristic of the historic landscape have been lost.

3.0 Historic Background

3.1 The study site is located within the parish of Fair Oak & Horton Heath in the Borough of Eastleigh, with the exception of the northern section adjacent to and including Pyle Hill Wood, which falls into the parish of Owslebury. The site is located to the north-east of Fair Oak, and is bordered by Winchester Road to the west, and by Mortimers Lane to the south.

3.2 Eastleigh appeared in the Domesday Book as a Manor with 13 households, including ploughlands, woodland and meadow lands. In 1086 it was held by Henry the treasurer (DB Phillimore reference: Hampshire 56,2). Bishopstoke Manor was held by the Bishop of Winchester for much of its history. It came into the ownership of Ecclesiastical Commissioners in 1869, after which it was split between private individuals (Page, 1908, pp. 308-310).

3.3 Eastleigh was a small agricultural settlement until 1838, when the Bishopstoke Junction railway station was built near to the village of Barton (Humby, 2015, 'Rise of the Railway). The London and South Western Railway Company established an important line connecting Southampton to Winchester, and Eastleigh subsequently developed as a railway town.

3.4 Fair Oak is a large village to the east of Eastleigh, historically formed of various scattered houses and farmsteads. It was historically also in the large parish of Bishopstoke and gained a chapel of ease in 1863. In the early 19th century, the majority of the land and farmsteads belonged to the Fair Oak Park estate owned by Sir Raymond Jarvis. The estate was sold to James Edward Bradshaw in 1846, and the early 20th century to George Herbert Pember (Hampshire Archives 67M87/7; 62M91/1). The seat of the estate, Fair Oak Park, was demolished in the early 1970s and the site is currently being developed for new housing.

4.0 Location of Heritage Assets

4.1 This high-level assessment will consider the potential effects of development within the study site on the significance of built heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).

4.2 The study site contains no designated or non-designated heritage assets, as such the assessment will consider only heritage assets whose settings may be affected.

4.3 A radius of 1 km from the boundary of the site has been used for assessing indirect effects on all non-designated and designated heritage assets. A total of 11 grade II listed buildings are recorded within the 1km study area.

4.4 The list of locally listed heritage assets was updated, in part, in 2024 (Eastleigh Borough Council August 2024). Two Locally Listed heritage assets included on Eastleigh Borough Council's Local List also fall within the 1km study area: Tudor Cottage, Winchester Road (Orion 1) and Little Dower House Mortimers Lane (Orion 2). The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.

4.5 Following a site visit in February 2023 and September 2024, it was confirmed that there was no direct intervisibility between built heritage assets north, west and south of the study site due to distance, vegetation, topography or intervening development. The following assets have been identified as having the potential to be impacted by the proposed development within their settings:

- Grade II listed Mortimers Farmhouse (NHLE 1281407);
- Grade II listed Granary to west of Mortimers Farmhouse (NHLE 1204077);
- Grade II listed Barn to south west of Mortimers Farmhouse (NHLE 1111950);
- Grade II listed Poplar Cottage and Pyle Hill Cottage (NHLE 1111951);
- Grade II listed Willow Cottage (NHLE 1204086);
- Locally Listed Tudor Cottage (Orion 1);
- Locally Listed Little Dower House (Orion 2);
- 'Historic Building' Barn at Stocks Farm (HHER 50626);
- 'Historic Building' Hall Lands House (HHER 42383);
- 'Historic Building' Hall Lands Farmhouse (HHER 42382);
- 'Historic Building' Animal Shed Range At Hall Lands Farm (HHER 42380);
- 'Historic Building' Dairy And Sterilising Room At Hall Lands Farm (HHER 42381);
- 'Historic Building' Store At Hall Lands Farm (HHER 42379);
- 'Historic Building' Milking Parlour At Hall Lands Farm (HHER 42377); and
- 'Historic Building' Cartshed And Dairy At Hall Lands Farm (HHER 42378).

Mortimers Farmhouse (NHLE 1281407); Granary to west of Mortimers Farmhouse (NHLE 1204077); Barn to south west of Mortimers Farmhouse (NHLE 1111950)

4.6 The Mortimers Farm farmstead consists of a 17th century vernacular farmhouse, an 18th century weatherboarded granary on staddle stones, and an 18th century former threshing barn. These listed buildings are arranged around a central courtyard with further modern agricultural outbuildings. They are accompanied by a modern house to the east (see Plate 8). The group is set on the south side of Mortimers Lane and is visually prominent in approaches from the east and west, as well as from the north side of the road (Plates 6, 7, & 8).

4.7 The 1839 Bishopstoke Tithe Survey indicates that the Mortimers Farm group was in the same ownership and occupation as the eastern half of the site, and it is likely that the land was farmed as part of Mortimers Farm. There is a historic functional connection between the site and the assets, which remains discernible through their proximity and clear visual and spatial relationship. The site forms the wider setting of the Mortimers Farm assets and contributes to an understanding of their historic context.

4.8 The area of the study site north of Mortimer Lane is considered to contribute a degree of significance to the assets in its present undeveloped state. The current masterplan currently shows the area north of Mortimers Farm to be retained as open space, which is welcome from a heritage perspective. A potential vehicular access is shown to the west of Mortimers Farm and a community orchard is also illustrated in this area. The proposed access road has the potential to introduce traffic and noise to the farm's immediate surroundings. However, such a change is unlikely to be considered harmful to the overall significance of the asset or its setting.



Plate 6 Grade II listed Mortimers Farmhouse (NHLE 1281407)



Plate 7 Roofline of the Granary (left) and listed Barn (centre-left)



Plate 8 View towards listed structure along Mortimers Lane from east (Dir. west)



Plate 9 View towards listed structure along Mortimers Lane from west (Dir. east)



Plate 10 View towards Mortimers Farmhouse (NHLE 1281407) from the triangular field parcel directly to the north (dir. south)

Grade II listed Poplar Cottage and Pyle Hill Cottage (NHLE 1111951) and Willow Cottage (NHLE 1204086)

4.9 Poplar Cottage and Pyle Hill Cottage form a terrace of buildings on the east side of Winchester Road. They consist of a 17th century timber framed structure, said to be the Old Malt House. The red brick structure is two storeys (including dormers with cills at eaves level), with a red clay tile roof with three gabled dormers. The separate properties are accessed by separate timber porches with cambered archway beneath the gable. These form a terrace with grade II listed Willow Cottage which forms a 19th century extension to the earlier structures. Willow Cottage is raised in red brick and two storeys and a red tile roof, with a similar timber porch to those at Poplar and Pyle Hill cottages. These buildings make an attractive and interesting group on Winchester Road. The terrace runs parallel to Winchester Road with a small set back, bound by a mature hedge of varying height. Due to the height of the buildings and the hedges these are not visually prominent when travelling along Winchester Road. The properties have garden plots to the north-east, the boundary of which is tree-lined. The study site lies immediately adjacent to the north-eastern boundary of these properties.

4.10 The 1839 Bishopstoke Tithe records that these properties were owned by William Sims and occupied by John Wild and another. There is no ownership link with the area of the study site adjacent to these properties, which is owned by the Trustees of Algebra Lectures and occupied by Charles Bailey.

4.11 The significance of these assets relates principally to their age of construction and the architectural special interest that is generated by their vernacular character and materiality. The study site lies immediately to the rear of this terrace and contributes to their significance through an appreciation of the semi-rural context of the properties and the historic linear settlement pattern of the wider village. Development that would be visible to the rear of these properties is considered to have the potential to harm the significance of these assets. The current masterplan illustrates the retention of the parcel of ground east of these assets as open space, which is welcome from a heritage perspective. The landscape proposals are indicative only at this stage, however the introduction of meadow planting, community orchard or community allotment are not considered harmful to the significance of these listed assets. The illustrative masterplan proposes a pedestrian / cycle access point, south of the listed assets. This is not considered harmful to the setting and significance of these assets. The scheme provides an opportunity to downgrade Winchester Road and provide an alternative vehicular access through North East Fair Oak which would result in less traffic along Winchester Road, which along with improved cycle and pedestrian access across the area would be beneficial to the setting and significance of these assets through a reduction in noise and traffic.



Plate 11 Grade II listed Poplar Cottage and Pyle Hill Cottage (NHLE 1111951) and Willow Cottage (NHLE 1204086) from Winchester Road (Dir. east)

Locally Listed Tudor Cottage (Orion 1)

4.12 Tudor Cottage is located on the east side of Winchester Road and is listed within the 2024 Eastleigh Local List (Eastleigh 2024). The property is two storeys, painted brick and

render with a red clay tile roof and gabled porch entrance. Based on the brick coursing of the southern range of the building, this has a later construction date (c.20th century) to that of the northern section.

4.13 The 1839 Bishopstoke Tithe apportionment records that these properties were owned by Samuel Harding and occupied by Henry Phillips (plot 694) and occupied by John Wild and another. There is no ownership link with the area of the study site adjacent to these properties, which is owned by the Trustees of Algebra Lectures and occupied by Charles Bailey. 19th century mapping records that the property was located within a linear rectangular plot, which has subsequently been infilled with roadside development.

4.14 The significance of these assets relates principally to the construction date of the northerly part of the building and likely historic timber framing, made apparent by the building's saddleback roof.

4.15 This property is located within a sub-square plot with gardens to the east of the property, which lies immediately adjacent to the study site. The rear boundary does not comprise mature vegetation and has relatively open views across the agricultural lands to the east. The study site contributes to the significance of this non-designated heritage asset through an appreciation of the semi-rural context of the properties and the historic linear settlement pattern of the wider village. Development that would be visible to the rear of these properties is considered to have the potential to harm the significance of these assets.

4.16 The current masterplan illustrates the introduction of a small development parcel to the east of this asset. This development parcel sits within a larger area of open space; indicative landscape proposals include the introduction of additional planting, pathways, meadow planting, a community orchard and community allotment. Subject to the detailed design, the proposals will form a change within the wider setting of this asset, but the level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening. The scheme provides an opportunity to downgrade Winchester Road and provide an alternative vehicular access through North East Fair Oak which would result in less traffic along Winchester Road, which along with improved cycle and pedestrian access across the area would be beneficial to the setting and significance of these assets through a reduction in noise and traffic.



Plate 12 Locally Listed Tudor Cottage (Orion 1) (Dir. north-east)

Locally Listed Little Dower House (Orion 2)

4.17 Little Dower House is located to the north of Mortimers Lane and is listed within the 2024 Eastleigh Local List (Eastleigh 2024). The property is two - two and half storeys in height and has a sub-rectangular planform with cross gables on its south-east and north-west corners. Clay tile roof covering with numerous gabled dormer windows along the south-west roof slope. Based on the historic mapping, the building's planform appears to have been substantially altered.

4.18 The 1839 Bishopstoke Tithe apportionment records that these properties were owned and occupied by Sir Jarvis Raymond (plot 738), who also owned Fair Oak Park (see Section 6 for more information on Sire Jarvis Raymond and Fair Oak Park). There is a historic ownership link with the parts of the study site that formed part of Fair Oak Park, of particular note due to proximity is the field parcel immediately east of Little Dower House which falls within the study site.

4.19 The significance of this asset principally relates to its original date of construction, though it appears to have substantially altered based on the earliest available mapping. A level of architectural interest is also generated by the vernacular character and materiality of the assets built form.

4.20 This property is located within a sub-triangular plot which is access from a tree lined private access road north of Mortimer Road. The boundary of the property plot is populated with mature trees which contributes to an enclosed setting. The Pembers Hill housing development is located immediately east of the asset, as such the once open parkland setting of the asset has been transformed to a sub-urban setting. The parcel of land immediately east of the asset within the study site contributes to the significance of this non-designated heritage asset through an appreciation of the historic parkland and semi-rural context of the properties. Development within this area is considered to have the potential to harm the significance of these assets through an erosion of the aforementioned historic parkland and semi-rural context of the property. The parcel of

land north of the property also forms part of the study site. This also forms part of the wider setting of the asset, although does not form part of the formal boundary of the parkland. This area is also owned by Sir Jarvis Raymond in the mid-19th century, therefore there is also a historic ownership link. Development within this area is considered to have the potential to harm the significance of these assets through an erosion of the semi-rural context of the property.

4.21 The current masterplan illustrates the retention of the area east of Little Dower House as open space, which is welcome from a heritage perspective. The northern boundary is illustrated as retained tree belt / hedgerow which is also welcome. The development parcels are set back by approximately 40m metres, with SUDA, pedestrian paths. Subject to the detailed design, the proposals will form a change within the wider setting of this asset, but the level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening.



Plate 13 Locally Listed Little Dower House, from Keepers Drive (Orion 2) (Dir. east) (© Google Earth August 2023)

Historic Buildings at Hall Lands House and Hall Lands Farm, including: Hall Lands House (HHER 42383); Hall Lands Farmhouse (HHER 42382); Animal Shed Range At Hall Lands Farm (HHER 42380); Dairy And Sterilising Room At Hall Lands Farm (HHER 42381); Store At Hall Lands Farm (HHER 42379); Milking Parlour At Hall Lands Farm (HHER 42377); Cartshed And Dairy At Hall Lands Farm (HHER 42378)

4.22 Hall Lands House and Hall Lands Farmhouse are both late-19th century houses set on Hall Lands Lane. Hall Lands Farmhouse is set to the north side of the group (Plate 14), with Hall Lands House to the south surrounded by associated agricultural buildings to the north, west and south (Plate 15). The buildings are not presently included on Eastleigh's Local List, but they appear on 19th century historic mapping and hold some architectural and historic interest and are therefore likely to qualify as Non-Designated Heritage Assets.

4.23 This group of buildings is surrounded by a dense treed area to the north and west but is directly adjacent to areas of the site zoned for new housing to the south and east. The group is accessed via Hall Lands Lane, a drive connected to Mortimers Lane to the

south. Hall Lands Lane is lined with hedges along much of its length, and one section to the south of Hall Lands Farmhouse is particularly well-screened with mature vegetation (Plate 16).

4.24 The 1839 Bishopstoke Tithe Map indicates that much of the western half of the site was held in the same ownership and occupation as Hall Lands House, and it is therefore likely that the fields were farmed as part of Hall Lands Farm in the 19th century. The owner of the farm in 1839 was Sir Jarvis Raymond, the same landowner in possession of the Mortimers Farm assets and much of the rest of the site as part of the Fair Oak Park Estate. As there is a historic ownership and likely functional connection with the site, the site may be said to form the wider setting of the assets on Hall Lands Lane. A full assessment of the significance of these Non-Designated Assets would be required prior to the submission of an application, but it is likely that the open character of the site would be found to contribute a degree of significance to the assets.

4.25 While there are high hedges lining the southern approach of Hall Lands Lane (Plate 17) the historic assets are set in relatively exposed positions. Hall Lands House and some of its surrounding agricultural buildings are not screened by trees on the east side, but directly overlook a portion of the site zoned for housing and a proposed primary street. Hall Lands Farmhouse also directly overlooks an open field which is proposed for housing, separated only by a low wire fence. The imposition of housing and a road within these views to the east will cause a change to their historic context which may be considered harmful to their significance. The potential harm of this development may require mitigating factors to be included within the masterplan.



Plate 14 Hall Lands Farmhouse (HHER 42382) seen from Hall Lands Lane



Plate 15 Hall Lands House (HHER 42383) seen from Hall Lands Lane



Plate 16 View towards farm complex from Hall Lands Lane to the north, showing mature vegetation around farm complex



Plate 17 Existing hedge boundary along Hall Lands Lane from southern approach

'Historic Building' Barn at Stocks Farm (HHER 50626)

4.26 The Hampshire Historic Environment Record records an entry at this location, east of Winchester Road, as an 'unlisted barn converted to domestic use'. The HER point is located on an 'L' shaped two storey brick structure recorded as Oak Barn within a rectangular plot accessed via a private land off Winchester Road. A building is recorded on this location since the 1839 Tithe, although the Tithe map records a U-shaped layout which is more suggestive of a domestic property. The plot is recorded as 'Barn and Yard' on the Tithe apportionment which may account for its description as a Barn. The historic development of this group of buildings, and assessment of significance is likely to be required to support a future planning application. Based on a rapid assessment, it is suggested that Stocks Farm underwent significant remodelling in the late 19th century / 20th century. Oak Barn is not considered of heritage significance, however, the two storey Victorian villa, Stocks Farm is considered of heritage interest, although it may not be the farmhouse recorded on the 1839 Tithe. The small single storey ancillary building dates to the late 19th century and has group interest in relation to Stocks Farm.

4.27 The 1839 Tithe apportionment records Stocks Farm (plot 670) as being owned and occupied by Thomas White, who also owned a number of field parcels within the study site (plots 670, 671 and 726). There is, therefore, a historic ownership link with the site. Additionally, as illustrated in Plate 18, the study site forms part of the rear skyline of Stocks Farm.

4.28 The parcel of land immediately east of this asset within the study site contributes to the significance of this potential non-designated heritage asset through an appreciation of the semi-rural context of the asset. Development within this area is considered to have the potential to harm the significance of these asset through an erosion of the aforementioned semi-rural context of this asset.

4.29 The current masterplan illustrates the retention of the area east of this asset as open space, with the closest development parcel located c. 75m east of this asset. An access road is proposed c. 50m north of the asset. The distance of the access road and proposed development parcels is welcome from a heritage perspective. Subject to the detailed design, the proposals will form a change within the wider setting of this potential non-designated heritage asset, but the level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening.



Plate 18 Group of buildings at Stocks Farm (© Google Earth March 2021)

5.0 Built Heritage Conclusions

5.1 The Site contains no designated or non-designated heritage assets. The following individual or groups of historic assets requiring assessment for potential harms have been identified: the Mortimers Farm group of Grade II listed buildings, Grade II listed Poplar, Pyle Hill and Willow Cottages (NHLE 1111951 and 1204086) on Winchester Road, Locally listed Tudor Cottage, Locally listed Little Dower House, the Non-Designated Heritage Assets set along Hall Lands Lane and the potential non-designated heritage assets at Stocks Farm.

5.2 In relation to the listed Mortimer Farm assets and the listed assets on Winchester Road, the draft proposals are not considered harmful to the setting and significance of these assets. The retention of open space north of Mortimer Farm and east of Poplar, Pyle Hill and Willow Cottages is welcomed and the introduction of access and landscaping to these areas is not considered harmful.

5.3 In relation to locally listed Tudor Cottage and Little Dower House, the proposals will result in the introduction of residential scale development within the wider setting of these assets. Subject to the detailed design, the proposals will form a change within the wider setting of these assets, but the level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening, careful consideration of building height, density and palette.

5.4 Hall Lands House and Hall Lands Farmhouse are Non-Designated Heritage Assets and will therefore require assessment for harm proportionate to their heritage significance. The establishment of a treeline boundary along the east side of Hall Lands Lane is recommended to reduce the visual perception of development from the assets.

5.5 Stocks Farm is considered a potential non-designated heritage asset and will also require assessment for harm proportionate to its heritage significance. The study site lies immediately adjacent to this asset and forms part of the setting of this asset. However, the draft masterplan does not propose the introduction of development adjacent to this asset, and it is anticipated that level of harm is likely to be at the lowest end of the scale. The potential harm of this development may require mitigating factors to be included within the masterplan, such as additional screening.

5.6 In summary, the proposals are considered to be compliant with the NPPF and policy DM12 of the Eastleigh Borough Local Plan 2016-2036. A full assessment of the significance of these assets, and the potential harms caused by the proposed development, will be necessary to support a planning application. This technical advice note will not be sufficient to support an application and it is recommended that a full Heritage Statement is supplied. The final assessment should include the potential for previously unrecorded non-designated heritage assets within the wider vicinity of the development, which is beyond the scope of this current study.

6.0 Fair Oak Park

6.1 Fair Oak Park is recorded as House and Pleasure Gardens under the ownership and occupation of Sir Raymond Jarvis in the 1839 Bishopstoke Tithe Map (Plot 733, 735, 736, 737, 738, 740). Sir Samuel Raymond Jarvis in 1834, served as Sheriff of Hampshire in that year and 1835-6 (Wikipedia Fair Oak Park). The Hampshire Record Office records Sir Raymond Jarvis living at Fair Oak Park from 1836 and hold deeds for the Fair Oak Estate, including Fair Oak House and Mortimers Farm between 1846 to 1924 (HRO 67M87/7). It has not been possible to ascertain the date of construction, architect of the house or the landscape designer. The 1806 Ordnance Survey Drawing for Bishop's Waltham records two small structures north of Mortimer Lane. These do not seem to be in the correct location for Fair Oak House, however it is difficult to say definitively. Samuel Raymond Jarvis sold the 450-acre Fair Oak Park estate to James Edward Bradshaw by auction in 1845. In 1908 the estate was recorded in ownership of Mr George Pember, Justice of the Peace. The house was described as, 'commanding a fine view of the well-wooded park and grounds, which cover about 120 acres' (Page 1908, 308). The main house is shown on historic mapping until 1982, however, development is recorded within the western edge of the park from the 1960's. Between 2000 the majority of the original park has been developed for residential. Pembers Hill development of up to 250 houses, which occupies the north-eastern part of the original park, was granted planning permission in 2015 and is currently under construction (O/15/77190).

6.2 The Register/Inventory of Hampshire's gardens, parks and landscapes of historical interest was first created by Hampshire County Council (HCC0 in the 1980's). HCC published the Hampshire Register of Historic Parks and Gardens in 1984 and this was subsequently developed to appear on-line with contribution of additional research by Hampshire Gardens Trust. In 2012 Hampshire Gardens Trust took over the task of managing and updating the Register. Fair Oak Park is recorded as a 'Lost Historic site' by the Hampshire Garden Trust (HCC Site ID 1949). 'HCC Summary: 19th century site now partially developed for housing' (http://research.hgt.org.uk/loc/eastleigh-borough-council/). The designation is recorded as a Site of Importance for Nature Conservation (SINC) (http://research.hgt.org.uk/item/fair-oak-park/).

6.3 The Hampshire Garden Trust does not provide a map of the extent of the park, rather a pin for the parks location. Eastleigh Borough Council Heritage Background Paper (2014) provides a plan of the park which is based on the 1871 Ordnance Survey. This is illustrated in green on Figure 6. However, the 1839 Bishopstoke Tithe Map records plot 741 as a pasture field recorded as Home Close, a pasture field which formed part of Hall Lands farm rather than Fair Oak Park. This is supported by the 1897-98 and 1910-11 1:10,560 Ordnance Surveys which show this field as part of Hall Lands Farm rather than Fair Oak Park. Therefore, based on available evidence, only a small area of the original Fair Oak Park falls within the study site. This is highlighted with blue hashes on Figure 6. It is noted that Gore Copse, Allington Stream and pond, which are remnants of the former pleasure gardens, fall within the neighbouring Pembers Hill development and not within the study site. It is noted that from at least the 1960's the aforementioned section

of the 19th century Fair Oak Park has been subsumed into the agricultural field of 'Home Close', i.e. is does not currently survive as an extant landscape feature.

6.4 In conclusion, only a very small section of the study site formed part of the 19th century Fair Oaks Park, additionally this area does not contain any associated key landscape features of the park. More generally, the majority of the original historic landscape to the south-east of the study site has been eroded by modern development. On this basis it is not considered likely to be considered a non-designated on heritage grounds and is not considered a design or planning constraint on heritage grounds. This is supported by the fact that it is not recorded on the Hampshire Historic Environment Record, nor on the Hampshire Historic Landscape Characterisation study.

7.0 Archaeology

7.1 The following brief discussion on the archaeological potential of the site is based on Hampshire and Winchester HER data obtained in February 2023. The HER records located within 1km of the site are plotted on Figure 2 and 3.

7.2 The study site contains an HER entry relating to a (HHER 59789) which is described by the HER as a possible prehistoric enclosure, 'an elongated rectilinear enclosure of uncertain date is visible on aerial photographs'. It is located in the south-west parcel of the study site.

7.3 No intrusive investigation are recorded within the study site. The following intrusive investigations are located in close proximity to the study site:

- The development at Pembers Hill Farm was preceded by archaeological evaluation in at least 2 phases. These works were undertaken as a condition of planning rather than pre-determination. The first phase of works comprised the excavation of 69 trenches (Taylor 2019), followed by a further 11 in Phase 2 (Manisse 2019). Both phases of evaluation revealed no archaeological features or finds and no further work was recommended (Manisse 2019, 5).
- Archaeological field evaluation is also recorded at land at the corner of Knowles and Mortimer's Lane (HHER 68643), c. 170m south of the study site. Several linears were identified which were identified as components of a late post-medieval field system.
- Two phases of archaeological evaluation have occurred at Crowdhill Green c. 600m west of the study site (HHER 69693 and 69694). These investigations revealed two Middle Bronze Age burials both made in inverted bucket urns and an associated feature classed as a cenotaph deposit made in an inverted globular urn; late Iron Age to Romano-British intercutting pits, ditches and discrete features.

7.4 Evidence of occupation within the wider study area includes an area of Palaeolithic potential (not illustrated) recorded c. 730m north of the study site. The earliest securely dated material culture, comprising a find spot of flint artefacts, date to the Mesolithic period, recovered c. 450m south of the study site. Several other records of flint artefacts are recorded across the study site.

7.5 Iron Age to Romano British occupation evidence has been recorded to the south and west of the study site. This primarily comprises cut features identified and dated during archaeological investigation (HHER 31014, 21662, 58309, 58311, 58312, 58313). These are located 500m + from the study site and do not directly relate to the archaeological potential of the study site.

7.6 The study site lies in close proximity to a number of significant medieval landscape features. This includes the medieval Marwell Park which lies immediately north of the north-east boundary of the study site and the medieval deer park of Stoke Park, located c. 580m to the north-west of the study site.

7.7 Marwell Park was established by the Bishop of Winchester, Henry de Blois, during the 12th century. An area of approximately 256 hectares around the Bishop's residence was emparked for the management of deer, while a number of fish ponds were also created at the same time. King John is recorded as having hunted at Marwell in 1208-9, and King Henry I in 1246-47. In 1332-33 the park was extended to around 324 hectares at a cost of thirty-seven pounds. Part of the park-pale at Marwell includes an earthwork boundary enclosing the medieval deer park which surrounded Marwell Manor. It was constructed as a bank and external ditch, the bank probably supporting a wooden fence and oak trees which would have been planted along its length. Such measures strengthened the earthwork, ensuring deer were kept in and predators out. The bank and ditch vary in their preservation, the bank standing to a maximum height of 1.5m and varying in width between 3m and 8m. A total of six individual section of the park pale are scheduled, of which three fall within the 1km study area, c. 800m north-west of the study site, c. 900m north of the study site and c. 900m north of the north-east corner of the study site (NHLE 1012309). The scheduled moated site at Marwell Manor (NHLE 1012196) c. 900m north of the study site forms part of this medieval landscape. The monument includes a rectangular moated site with internal fishpond at Marwell Manor. The site was a major rural manor of the Bishops of Winchester from the mid-10th century to the late 16th century. Eleven Acre Pond (WHER MWC7522), c. 830m north-west of the study site, is one of a complex of fishponds associated with the Bishop of Winchester's deer park at Marwell. The fishponds are extremely well documented and are amongst the best-preserved fishpond earthworks in Hampshire. Eleven Acre Pond seems to have been laid dry by 1615 and has been managed as pasture since then.

7.8 A high-level review of aerial imagery and LiDAR has been undertaken as part of this assessment. The location of the possible prehistoric enclosure in the south-west parcel of the study site (HHER 59789) has been assessed. A roughly north-south and east-west depression were noted on lidar which corresponds to cropmarks visible on satellite imagery. The morphology of the feature appears natural in character rather than archaeological. Ridge and furrow was also noted in this area. Several possible archaeological features were noted in the lidar data which may require further assessment: a c. 20m circular anomaly (Figure 7 'A'), a complex of possible c. 5m wide circular features (Figure 7 'B'); several circular features; a linear ditch parallel to the historic boundary which may form a historic landscape feature (Figure 7 'C'); a c. 20m circular depression in the north-east of the study site (Figure 7 'D'); several relic ditched

field boundaries which may form part of the medieval landscape (Figure 7 'E'). In the western part of the site, LiDAR records a linear anomaly which is not recorded on historic mapping or on historic satellite imagery. It is noted that the southern terminus of the feature corresponds to a well recorded on 19th century mapping. A possible interpretation is that this was a former soakaway and the linear feature is drainage. There are several fields within the west of the site where linear earthworks are noted that are likely to represent plough activity. An area of wider and more prenounced linear anomlaies is recorded, which may represent slightly earlier historic ridge and furrow (Figure 7 'G'). a roughly east west bank is noted towards the centre of the site, with a large sub-circular depression at the western end. This is likely to be of geological rather than archaeological interest, subject to the result of more detailed assessment (Figure 7 'H').

7.9 In conclusion, the possible enclosure recorded within the study site is not, based on current evidence considered to be convincingly archaeological or a design constraint. Based on proximity to know occupation sites and a high level appraisal of lidar and satellite imagery there is potential for previous unrecorded prehistoric – Romano-British remains within the study site. There is also potential for buried and extant medieval landscape features. It is noted that the draft masterplan retains the historic field layout. As such, based on available evidence there are no design or planning constraints in relation to archaeology. It is considered likely that Hampshire County Council would require geophysical survey and an Archaeological Desk-Based Assessment to support a future planning application. It is recommended that the DBA includes an assessment of historic landscape, in addition to lidar and aerial photography.

7.10 In relation to designated archaeological assets, the scheduled park pale at Marwell (NHLE 1012309) and the scheduled moated site at Marwell Manor (NHLE 1012196). Based on the results of the site visit there is no intervisibility between the study site and these scheduled assets. Marwell Park forms part of the setting of these assets and abuts the north-east corner of the study site (Figure 2). As such, the north-east part of the study site lies immediately adjacent to the edge of the park and forms part of the wider rural setting of the park. Careful consideration of this north-east part of the study site is recommended.

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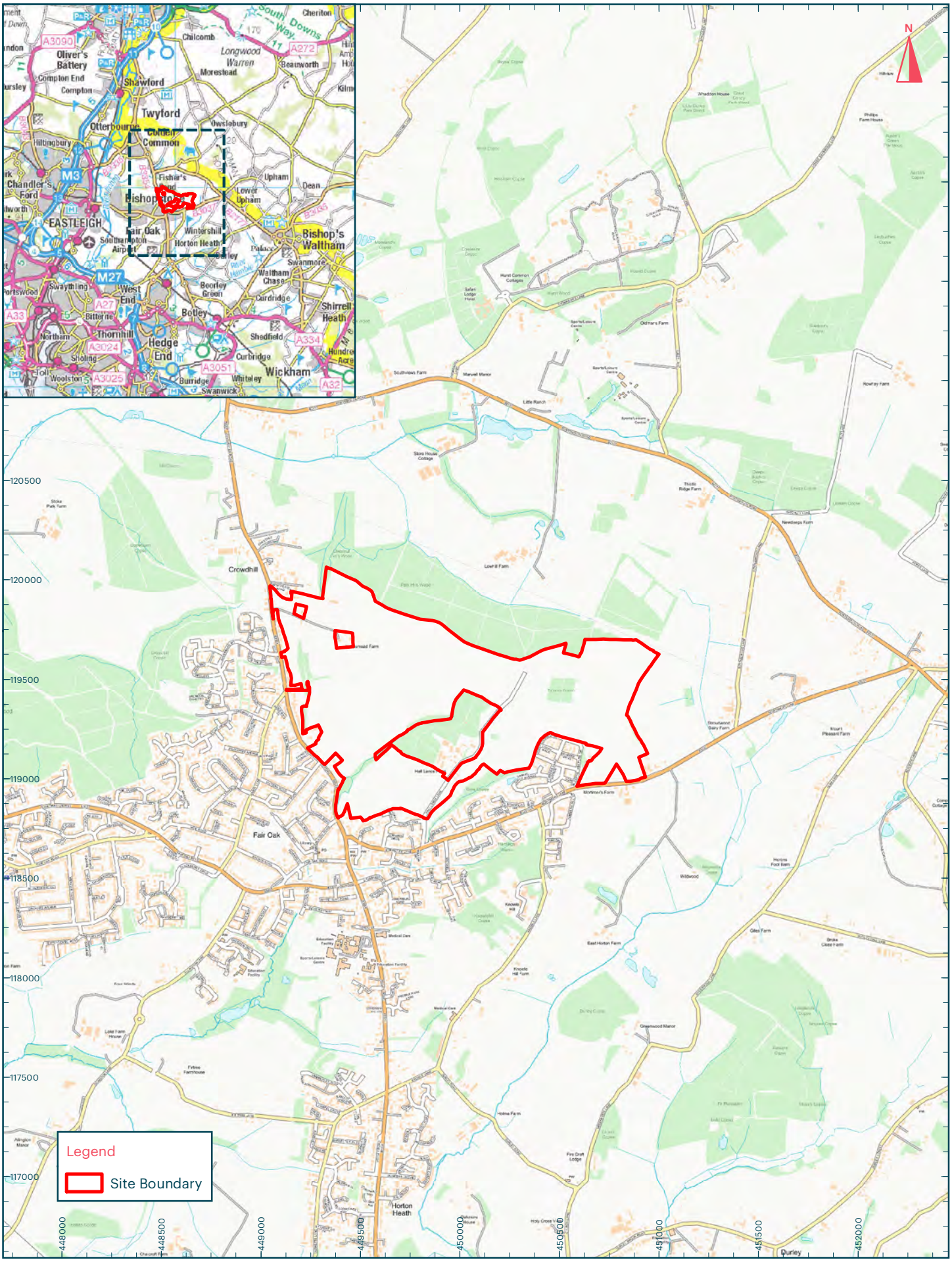
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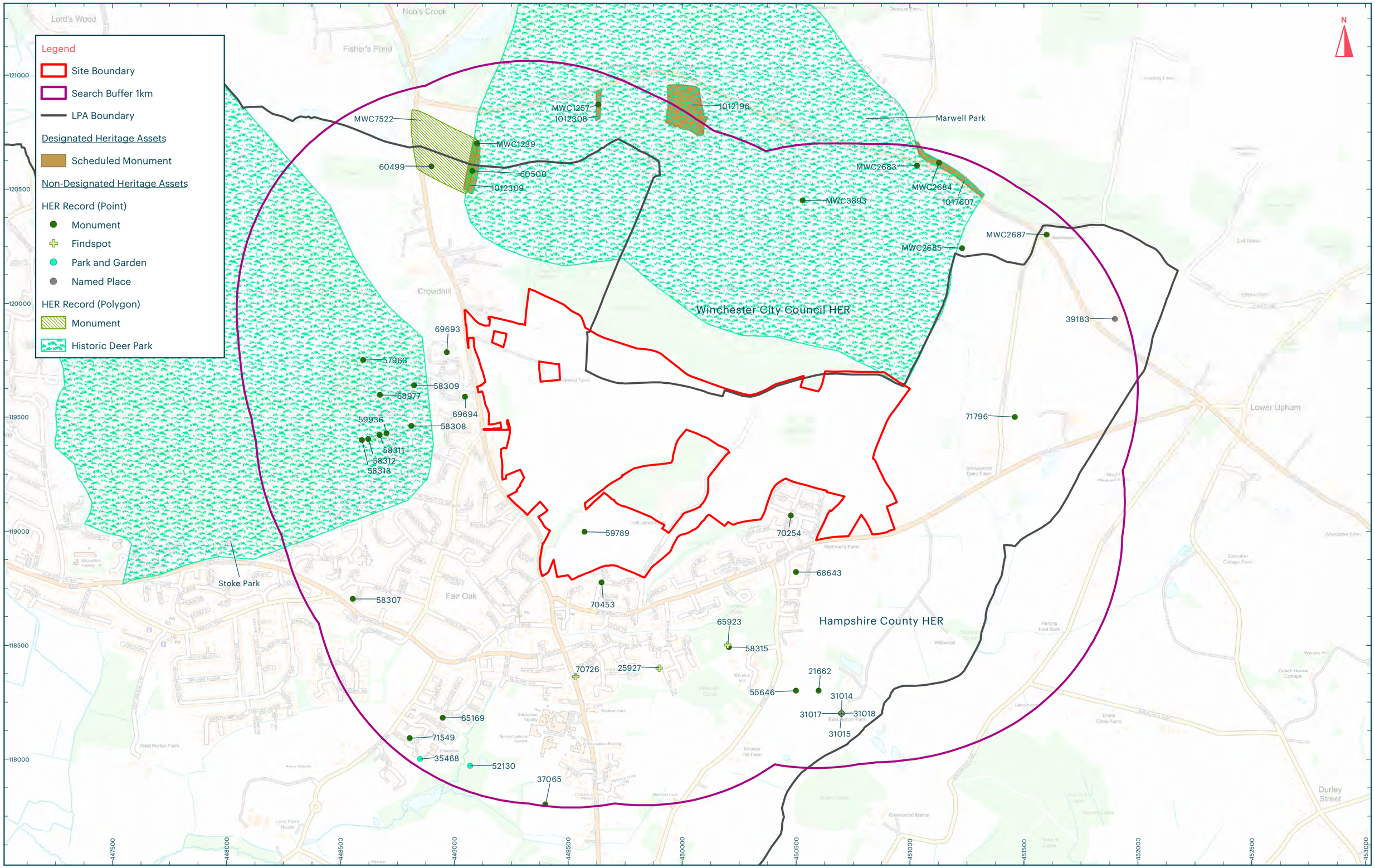


Title:
Figure 1: Site Location
Address:
Fair Oak, Eastleigh, Hampshire

Scale at A4: 1:25,000
0 800m

orion.

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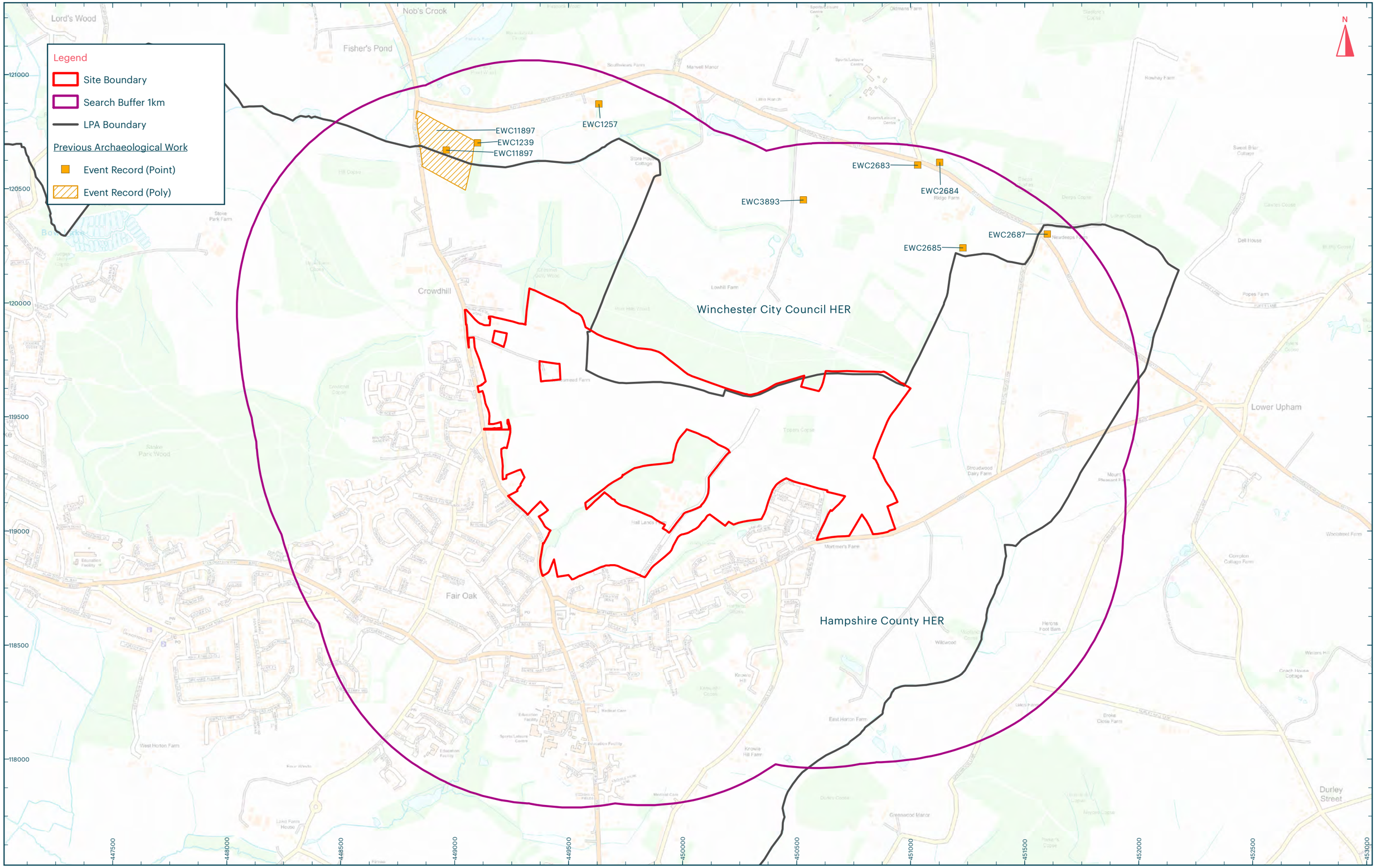
Title:
Figure 2: HER Monuments
Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:15,000

0 500m

orion.

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Title:
Figure 3: HER Events
Address:
Fair Oak, Eastleigh, Hampshire

Hampshire HER does not have separate Event records.

Scale at A3: 1:15,000

0 500m

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Legend

- Site Boundary
- Search Buffer 1km
- LPA Boundary

Designated Heritage Assets

Listed Building

- Grade II

Non-Designated Heritage Assets

HER Record (Point)

- Historic Building
- Locally Listed Building

1322703
1302822
53873
1281382
Tudor Cottage
1204086
1111951
42380
42377
42378
42381
42382
42383
42379
Little Dower House
41797
1281407
1204077
1111950
50626
1111946
1204057
41794
1322702

Winchester City Council HER

Hampshire County HER

Lord's Wood
Nob's Crook
Fisher's Pond
Crowdhill
Fair Oak
Lower Upham
Durley Street
Stoke Park Wood
Howhay Farm
Dell House
Popes Farm
Lowhill Farm
Ridge Farm
Sweet Briar Cottage
Stroudwood Dairy Farm
Woodstreet Farm
Compton Cottage Farm
Herons Foot Barn
Wildwood
Broke Close Farm
Greenwood Manor
Knowle Hill Farm
West Horton Farm
Lake Farm House

121000
120500
120000
119500
119000
118500
118000

447500
448000
448500
449000
449500
450000
450500
451000
451500
452000
452500
453000

Title:
Figure 4: Location of Built Heritage Assets

Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:15,000

0 500m

orion.

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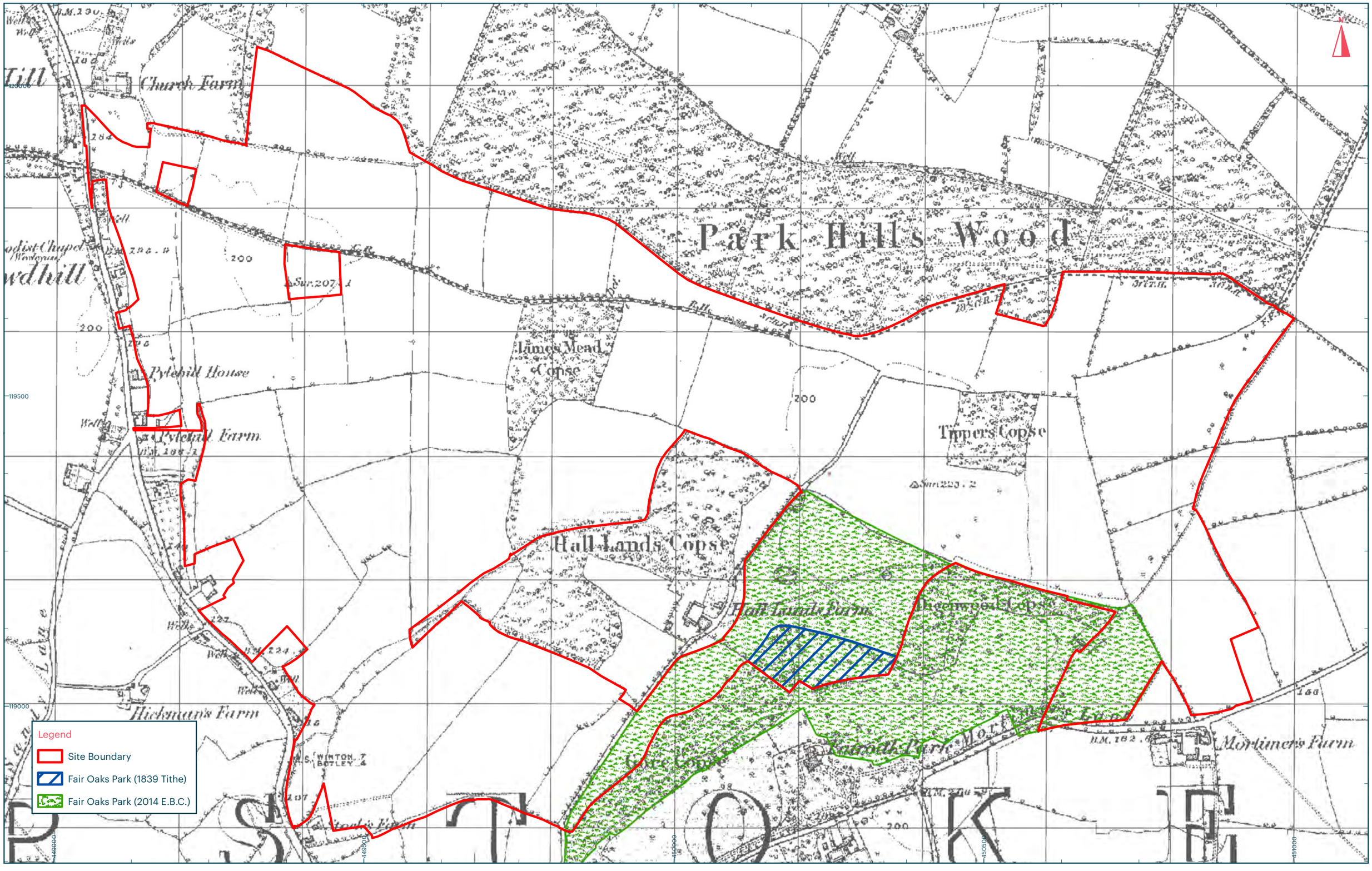


Title:
Figure 5: Google Earth Image
Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:5,500
0 200m

orion.

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Title: Figure 6: 1871 1:10,560 Ordnance Survey with study site, Fair Oaks Park (as defined in Eastleigh Borough Council Heritage Background Paper, 2014) illustrated in green. Area of Fair Oaks Park within study site according to 1839 Tithe hashed in blue

Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:5,500

0 200m

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Title:
Figure 7: Merged DTM 2020 Lidar Data (8 bit)
Address:
Fair Oak, Eastleigh, Hampshire

Source: Environment Agency
Data Type: Digital Terrain Model
Resolution: 1.0m

Scale at A3: 1:5,500
0 200m

orion.

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Orion Heritage
Head Office, Platf9rm, Floor 6 Tower Point, 44 North Road, Brighton BN1 1YR
+44 1273 003303

www.orionheritage.co.uk

Croudace Homes Ltd and Highwood Strategic Land
c/o Croudace House,
Tupwood Lane,
Caterham,
Surrey CR3 6XQ

June 2025

North East Fair Oak, Eastleigh, Hampshire

Fair Oak Parkland Technical Note

1.0 Introduction

Aims and scope

1.1 This technical note considers the proposed development of land at North East Fair Oak, Eastleigh, Hampshire. The Site is located at Grid Reference 450668, 119370 (Figure 1). It has been prepared for the purposes of providing advice on the implications of the proposed development on the former Fair Oak Park as part of the promotion of the site through the Regulation 18 Local Plan consultation and eventual planning application.

1.2 A preliminary assessment of the Park was made as part of the Heritage Technical Note dated January 2025 (Orion). This technical note will take the assessment further by considering a wider range of sources on the Park, determining which, if any, features survive and where they are in relation to the proposed development. An assessment of potential impacts arising from the proposed development can then be made. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).

Location and description

1.3 The study site forms an irregular parcel of land north-east of Fair Oak, within the jurisdiction of Eastleigh District Council. Measuring c122ha in size, it is bound by Mortimers Lane and the northern suburban edge of Fair Oak to the south; Park Hills Wood forms the northern boundary of the site; the eastern boundary is formed by agricultural fields and St Francis Animal Welfare Centre; the western boundary is formed by the rear boundaries of the properties fronting on to Winchester Road. Excluded from the study site is Hall Lands Farm and associated buildings, Hall Lands Copse, Jamesmead Farm towards the west of the Site and modern property east of the former Fieldfare Nursery. The study site predominately comprises a series of irregular pasture fields with mature tree-lined boundaries. An area of woodland, Tippers Copse, falls within the study site. Areas of development within the Site include Freedom Caravans, the former Fieldfare Nursery, Bramble Equine Centre and Alec Miles Equestrian. A number of public footpaths cross the study site.

1.4 The topography of the study site varies, with an area of high ground of 66m AOD to the immediate west of Tippers Copse in the centre of the study site and 63m AOD around the area of Jamesmead Farm in the west. The ground slopes down to c43m AOD to the east and 55m to the west and south. A stream is recorded along the northern edge of Hall Lands Corpse. The site lies c2.75km to the west of the River Itchen.

2.0 Planning Background and Development Plan Framework

2.1 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework 2024 (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- conservation of England's heritage assets in a manner appropriate to their significance; and
- recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

1.1 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

1.2 Paragraph 207 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

1.3 Paragraph 216 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

1.4 Annex 2 of the NPPF has the following heritage related definitions:

> ***Historic Environment:*** *all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*
>
> ***Heritage Assets*** *are defined as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*
>
> ***Archaeological Interest*** *is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of*

evidence about the substance and evolution of places, and of the people and cultures that made them.

***Designated Heritage Assets** comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.*

***Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

***Setting** is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

1.5 Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area are referred to as a non-designated heritage asset.

1.6 The NPPF is supported by the National Planning Policy Guidance (NPPG):

1.7 Paragraph 18a-001 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

1.8 Paragraph 18a-002 states that:

> *Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.*

1.9 Paragraph 18a-009 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

1.10 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may

be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

1.11 Paragraph 18a-013 concludes:

> *"The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."*

1.12 The key test in NPPF paragraphs 214-215 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-018 of the NPPG provides additional guidance on substantial harm. It states:

> *"What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."*

1.13 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 214-215 apply).

1.14 Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

1.15 While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

1.16 Paragraph 215 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits (note that the reference to the NPPF paragraph 8 has been corrected to reflect the updated NPPF in July 2018):

> *"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits."*

1.17 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Policy

2.2 The relevant local planning policy for the area is contained in the Eastleigh Borough Local Plan 2016-2036 (Adopted 15th April 2022), which contains the following relevant policies:

Strategic Policy S8: Historic Environment

1. *The Borough Council will continue to conserve and/or enhance the Borough's heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas as designated on the policies map, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:*
    a. *Identifying the assets by means of an on-going programme of survey and review;*
    b. *Identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;*
    c. *Restricting development likely to harm them or their settings through management of development proposals; and*
    d. *Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.*

Policy DM12: Heritage Assets

1. *Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion. Permission for development which results in substantial harm to, or loss of, designated assets of the highest significance will be wholly exceptional. Development which involves the demolition or destruction of any part of other heritage assets will not be permitted unless its removal or replacement would enhance or better reveal the significance of the asset. In these circumstances, the developer will be required to record and advance understanding of the significance of any heritage assets to be lost, in a manner appropriate to their importance and the impact, and to make this evidence publicly accessible.*

    a. *Development that affects an archaeological site either above or below ground that is already identified or discovered through development proposals will only be permitted provided:*

        i. *If he remains cannot be preserved in situ, the clear and convincing overriding public benefits of the development that cannot be achieved by any other means is sufficient to outweigh the value of the remains;*

        and

        ii. *Prior to the commencement of the development, provision has been made for a programme of archaeological investigation and recording and for this evidence to be made publicly accessible;*

    b. *It achieves a high standard of design which respects and complements the character and qualities of the heritage asset;*

    c. *Where necessary, it secures the long-term future maintenance and management of the asset;*

    d. *Where possible, it enables public enjoyment and interpretation of the asset; and*

    e. *A heritage statement is submitted with the application explaining the significance of the assets affected including the contribution made by their setting, at a level of detail proportionate to the asset's significance; the impact of the proposal on the significance of the asset; and how proposals have been developed to avoid harm or, if this is not possible, minimise the harm; with mitigation measures proposed.*

2. *In permitting development involving a heritage asset the Borough Council may seek a legal agreement to secure the long-term management and enhancement of the asset.*

3. *The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development*

schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

2.3 The Eastleigh Borough Local Plan (2016-2036) provides the following supporting text to DM12 regarding local historic landscapes and parks:

The Council works with other bodies including Hampshire County Council, the Hampshire Gardens Trust, Historic England and local interest groups in the identification and conservation of these and other heritage assets. In cases where the character of a local historic landscape has already been eroded to a significant extent, development may be permitted that affects the landscape providing it is sympathetic to the remaining character of the area and the development includes a legal agreement to secure the long term management and enhancement of the remaining historic landscape asset. In this context, 'eroded to a significant extent' means that features that were characteristic of the historic landscape have been lost.

3.0 Historic Background of Fair Oak Park

3.1 The history of Fair Oak Park is not well documented, and it is likely that the records and dates do not accurately reflect all the changes to the estate. Full investigation of all property linked to the estate would be needed to confidently establish the historical development of the whole estate from the medieval period onwards; this is beyond the scope and purpose of this report.

3.2 The 1806 Ordnance Survey (OS) drawing of Bishop's Waltham shows two small structures to the north of Mortimer's Lane, though these are not in the correct location for the subsequent Fair Oak House. This is not definitive but does indicate that the formal house, gardens and parkland traditionally associated with a country estate had not yet been established.

3.3 A large volume of records held at Hampshire Record Office for the 1830s-40s refer to Sir Samuel Raymond Jarvis and Sir Raymond Jarvis as owning and living at Fair Oak. It is not clear if these are the same or related individuals. Samuel was in the Army for most of his adult life and was knighted and appointed County Sheriff for Hampshire in 1834. Records have Raymond Jarvis living at Fair Oak from 1836 and letters from Raymond to Sir Thomas Baring, dated 1836, 1837 and 1842 concern matters local to Hampshire suggesting continued residence of at least one individual.

3.4 This is supported by the 1939 Tithe Apportionment for Bishopstoke recording Raymond as the owner and occupier (HRO 67M87/7). Raymond is shown to own a large proportion of the land surrounding Fair Oak and this is useful in understanding the function of different parts of the estate:

Plot Number	Owner	Occupier	Plot Name	Use
707	Sir Raymond Jarvis	Sir Raymond Jarvis	Row	Underwood
708	Sir Raymond Jarvis	Sir Raymond Jarvis	Watercroft Copse	Underwood
732	Sir Raymond Jarvis	Thomas Collins	Part of Gore Close	Arable

733	Sir Raymond Jarvis	Sir Raymond Jarvis	Gore Copse	Underwood
734	Sir Raymond Jarvis	Sir Raymond Jarvis	Lawn Pasture	Pasture
735	Sir Raymond Jarvis	Sir Raymond Jarvis	Fair Oak Park	House and Pleasure Ground
736	Sir Raymond Jarvis	Sir Raymond Jarvis	Park	Pasture
737	Sir Raymond Jarvis	Sir Raymond Jarvis	Old Road	Pasture
738	Sir Raymond Jarvis	Sir Raymond Jarvis	House and Garden	House and Garden (now Little Dower House)
739	Sir Raymond Jarvis	Sir Raymond Jarvis	Digenwood Copse	Underwood
740	Sir Raymond Jarvis	Sir Raymond Jarvis	Vinegar Bottle	Pasture
741	Sir Raymond Jarvis	Sir Raymond Jarvis	Home Close	Pasture
742	Sir Raymond Jarvis	Thomas Collins	Old Lane	Pasture
743	Sir Raymond Jarvis	Sir Raymond Jarvis	Tippers Copse	Underwood
744	Sir Raymond Jarvis	Thomas Collins	Old Lane	Pasture
745	Sir Raymond Jarvis	Sir Raymond Jarvis	Copse	Underwood
713/714	Sir Raymond Jarvis	Thomas Collins	Hall Lands Farm	House and Garden

3.5 The Tithe Map and Apportionment show that the land to the east of the Little Dower House and south of Mortimers Lane was owned by Raymond and occupied by James Sparkes (Figure 2). To the west, Hall Lands Farm and a former lane cutting across the northern parkland, was occupied by Thomas Collins. As Fair Oak does not have its own 'home' farm, the use of the lane by Thomas Collins suggests that he was responsible for managing the livestock on the Fair Oak pasture. Furthermore, Part of Gore Close, located between Gore Copse and Hall Lands Farm access track, is also occupied by Thomas Collins and used as arable land. To the north of Tippers Copse and Row, all the land is owned by James Edward Bradshaw.

3.6 In 1845, Samuel Raymond Jarvis sold 450 acres of the estate by auction to James Edward Bradshaw and Bradshaw is recorded as the owner in Burke's Visitation of the Seats for that year. It is unlikely the 450 acres is the whole estate, though it certainly included the house and surroundings, as Bradshaw purchased Park Hill Wood in 1861, Knowle Hill Lane in 1863 and Hall Lands in 1887 (HRO 67M87/7).

3.7 OS 1:10,560 mapping for 1871 shows Fair Oak as quite heavily wooded with a drive from the southwest, marked by a lodge, parallel to Mortimers Lane that exits to the east of the house (Figure 3). The house itself is an indistinct rectangular form. Faint shading suggests the formal parkland is defined within Mortimers Lane, Gore Copse and the boundary with Hall Lands Farm, though it includes the open space around the Hall Lands buildings, up to the northern edge of Digenwood Copse and east to enclose the Little Dower House. Hall Lands Farm has its own entrance, though its partial shading implies it functioned as the 'home farm' and land to the north of Digenwood Copse appears to be agricultural. By 1897, there is shading northwards to Tippers Copse and a loop has been added to the drive adjacent to the house, formalising the entrance to the house (Figure 4). Note that the copses themselves are excluded from the parkland shading.

3.8 At some point around the turn of the 20th century, Bradshaw sold the estate to George Pember JP. Building control plans dated 1902, 1906 and 1912 refer to additions and alterations to the house, including stabling, a pair of cottages, a motor garage and a boys club room (HRO 39M73/BP259; 39M73/BP263; 39M73/BP408; 39M73/BP763). This is supported by Page in the Victoria County History for Hampshire dated 1908 describing George Pember as the owner of a 'well-wooded 120 acres' and 'on the northern edge of the estate is Hall Lands House.' The area sold has shrunk considerably over this period from 450 acres to 120 acres and Hall Lands House delineates the northwestern edge.

3.9 The 120 acres perhaps refers to more formal parkland; however, sales particulars from 1924, when the estate was sold on the instructions of G. Ross Pember, detail 700 acres and include a range of estate buildings. These include plots north and south of Mortimers Lane and at least four farms, including Mortimers and Hall Lands (69A02/H8).

3.10 The changes by Pember are reflected in the mapping for the period. On the 1910 OS map, the shaded parkland only extends as far north as Digenwood Copse. However, the house has been extended to the east and paths are recorded through Gore Copse. Similarly, on the OS 1:1 million-1:10,000 1888-1913 map, there is a footpath labelled between Fair Oak House and Hall Lands Farm. Neither map shows a lodge at the southwestern end of the drive.

3.11 From 1924 onwards, the records show that the estate was increasingly broken up. A magazine cutting advertising the 1924 sale describes the house as having 23 bedrooms and dressing rooms, offices, stabling, cottage and farmery totalling 152 acres (HRO159M88/518). Further deeds show Mortimer Motors and land to the rear were sold separately by GR Pember in 1924 to Percival Richard Ardron and in 1951 to the parish council (HRO 88/M88/T12).

3.12 Building Control plans dated 1935 describe alterations for four flats, within the house, owned by Weston Burnett and Thorne (HRO 39M73/BP2757).

3.13 In 1936 there are additional sales particulars, again describing 152 acres and including the house and grounds Little Dower House, stableyard and Scotland, Hardings and Knowlehill Copses (HRO 103A01/C27).

3.14 Again, the mapping reflects the changes to the estate. Those for the late 1920s and 1930s show no change and therefore probably represent the maximum extent of the house. The 1 inch 3rd edition OS map of 1923 shades the parkland up to Tippers Copse

whilst the OS 1:10,560 map for 1939 only extends it as far as Digenwood Copse (Figure 5). From this point onwards, the shaded area extends no further than Digenwood Copse. The Land Utilisation Survey 1931-38 describes the copses as deciduous, the area surrounding the house as garden or allotment and the parkland to the southwest and north of the house as meadow or permanent grassland. The implication was that it was available as pasture. Fields to the west of Hall Lands Farm and north of Digenwood Copse are shown as arable.

3.15 There is a gap over World War Two in the mapping until the early 1960s, though aerial photographs take their place. Flights in 1946 and 1947 show the southern end of the house as appearing without a roof. The area surrounding the house is quite considerably covered with vegetation and to the northeast it is pasture. Another flight in 1959 photographed construction works to the southwest with the former parkland up to the house and beyond to the Little Dower House in arable use. Apart from deciduous vegetation, no formal garden features are visible on these photographs (Historic England, photographs raf_cpe_uk_1749_rp_33-2; raf_cpe_uk_1992_rp_3205; raf_58_2860_f44_0259).

3.16 The OS 1:10,000 and 1:25,000 maps of 1961 do not show any shading to indicate parkland (Figure 6). Both show the beginnings of Pember Close; a residential street built at the southwestern entrance drive in place of the lodge. Residential development has also begun in Scotland Copse to the south. The eastern side of the house has been reduced, no footpaths are shown through Gore Copse and the exit to the drive has been moved southwards, with one building in its place. A second building is added by 1968, when Gore Copse is shown as smaller in size and Digenwood Copse has been removed. The residential development has been finished. The 1974 OS 1:2,500 map numbers the house 1-4, showing that the house has been divided into four flats as the 1935 Building Control submissions indicated.

3.17 By 2000, the house has been demolished and all the grounds to the southwest have been developed for residential properties. Gore Copse is a thin boundary feature and Scotland Copse entirely developed out. Pembers Hill Farm occupies the location of the eastern driveway exit. This trend continues and by 2022 residential development has covered the former location of the house and Pembers Hill Farm up to the Little Dower House (Figure 7). The Pembers Hill development of up to 250 houses, which occupies the north-eastern part of the original park, was granted planning permission in 2015 and is currently under construction (Planning reference O/15/77190).

3.18 During the course of this application, an HER search, study of Lidar data and geophysical survey have been undertaken. None of these have identified any features that may relate to the former Fair Oak Park or Pleasure Grounds.

3.19 The development at Pembers Hill Farm was preceded by archaeological evaluation consisting of 80 trenches in at least 2 phases. Both phases of evaluation revealed no archaeological features or finds and no further work was recommended (Manisse 2019, 5).

4.0 Designation

4.1 There are no Listed Buildings or Scheduled Monuments within the proposed development boundaries. The former park has not been designated a Registered Park and Garden.

4.2 Buildings within Mortimers Farm, historically associated with the Fair Oak estate but outside the development boundary, are Listed.

4.3 Buildings within Hall Lands Farm are of historic value and the Little Dower House is locally listed. They are considered non-designated heritage assets.

4.4 The Register/Inventory of Hampshire's gardens, parks and landscapes of historical interest was first created by Hampshire County Council (HCC0 in the 1980s). HCC published the Hampshire Register of Historic Parks and Gardens in 1984, and this was subsequently developed to appear online with contribution of additional research by Hampshire Gardens Trust. In 2012 Hampshire Gardens Trust took over the task of managing and updating the Register.

4.5 Fair Oak Park was recorded at the time of the original overarching technical note research in 2023 as a 'Lost Historic site' by the Hampshire Garden Trust and described as 'HCC Summary: 19th century site now partially developed for housing' (Orion, 2025; HCC Site ID 1949; http://research.hgt.org.uk/loc/eastleigh-borough-council/). In the intervening period however, this record has been removed from the Hampshire Garden Trust website and is not available to view as of May 2025. It also does not have an entry on the Hampshire Historic Environment Record data. As such it is not locally listed.

4.6 Eastleigh Borough Council Heritage Background Paper (2014) provides a plan of the park which appears to be based on mapping up to the 1930s where parkland was indicated by shading as far north as the former Digenwood Copse and east to the Little Dower House. The scale of the map is such that exact boundaries are not completely clear and the intention of the maps were as a general illustration of the parks within the Borough.

5.0 Fair Oak Park within the Proposed Development

5.1 Fair Oak Park has been referred to as a park or parkland throughout the application documentation because it forms a useful shorthand for the full name. However, in understanding which elements are surviving and within the proposed development area, it is useful to draw out the meaning of this and related terms found on mapping and documents. The Oxford English Dictionary and FISH Historic Characterisation Thesaurus have been used:

- Park – An enclosed piece of land, generally larger in area, usually either surrounding a country house or castle, or conveniently adjacent to it. Used for hunting, the cultivation of trees, pasture and visual enjoyment (FISH, 34).
- Pleasure Grounds – An area within an ornamentally designed landscape where owners and guests walked about for pleasure. Typically, complex mixes of planting, ornamental gardens and play areas (bowling, croquet, etc) (FISH, 35).
- Estate – A property consisting of an extensive area of land, usually with a large and grand house, which is typically owned by one person or family (OED, III.7.a)

5.2 On this basis, we could describe everything owned by Jarvis, Bradshaw and subsequently Pember as being part of the Fair Oak Park Estate. This covers much of the land of the proposed development and beyond. However, the majority of it was farmland, divided among Mortimers and Hall Lands Farm, among others.

5.3 The area defined as 'Pleasure Grounds' on the Tithe Map is only plot 735 and could be considered quite small for what was apparently a large house. The Pleasure Grounds as described on the Tithe retain their boundaries throughout later mapping and are located outside of the current development boundary. They now lie under the new Pember Estate to the south.

5.4 The park is, by deduction, land that is not the pleasure grounds, or described specifically under the estate farms. This is a large area consisting of land to the northeast and southwest of the house. The copses, Gore, Digenwood and Tippers, are within or adjacent to the parkland areas but are excluded from the shaded areas on the maps. They would have formed part of views across the parkland, though their exclusion means their function was probably considered more important than their aesthetic. Based on the Tithe and some 19th century OS mapping, the park extended up to Tippers Copse and included land around the Little Dower House. Only one plot on the Tithe, 736 Park Pasture, includes 'park' in the name. From the early 20th century, the park is shown on OS mapping to only as far as Digenwood Copse, retaining Park Pasture within the park. There is a common assertion that the Allington Stream within Gore Copse and associated ponds, issuing from the Vinegar Bottle plot (740) to the north of Gore Copse form part of the pleasure grounds, these are not named as such on the Tithe and are not formally named on any OS maps.

5.5 Of those park plots, Home Close, Part of Gore Close and the northern edge of Vinegar Bottle, excluding any ponds, are within the proposed development boundaries. All of these, with the exception of part of Vinegar Bottle, are outside the 20th century mapped area of parkland. Also within the development boundary Tippers Copse, Copse, and the former location of Digenwood Copse are excluded from defined parkland areas.

5.6 Outside of the proposed development boundary are Gore Copse, the former locations of the Fair Oak House, Pleasure Grounds, Park Pasture and Lawn Pasture, and the Little Dower House all to the south.

6.0 Assessment of Significance

6.1 As so much of the Fair Oak Estate has been lost and there is no local listing, it is questionable whether it can be considered a heritage asset at all. However, the definition of a heritage asset, according to Annex 2 of the NPPF, can be considered wider than inclusion on a list as it must have a 'degree of significance…because of its heritage interest.' The connection with notable individuals, preservation of records past and present and inclusion on maps are indicative of some heritage interest that would merit consideration in planning decisions. However, the degree of significance retained by the Park, the contribution of the setting to this significance and degree of survival are key to the level of consideration given as this should be proportionate to the significance.

6.2 The plots within the proposed development boundary are all part of the park or wider estate. None of the Pleasure Grounds or features relating to the house are included in the proposed development boundary.

6.3 In the 19th and early 20th century it was fashionable for parkland to be more naturalistic and dual use, functional and beautiful, developing the Picturesque trend beyond the designed landscapes, famously by Repton and Capability Brown among others in the 18th and early 19th centuries. Many large pleasure grounds and parks featured follies or avenues to draw the eye and make classical references. Perhaps unusually, the landscape immediately surrounding Fair Oak House is not mapped or described as having formal features such as statues, planted beds, avenues of trees, or lawns for sporting activities usually found within pleasure grounds.

6.4 There is no evidence to suggest Fair Oak Park had such features to draw the eye either. Whilst it may have provided visual enjoyment, it is clear from the Tithe Apportionment that the open areas were actively used for pasture and the copses for timber. The remaining part of Gore Copse still has coppiced alder stands within. Other plots, such as 732, Part of Gore Copse, were arable, or pasture accessible from Hall Lands, furthering the implication that they were primarily farmland. This indicates it was a smaller estate park of local importance that did not have the need or resources to make grand statements with landscaping and follies.

6.5 Bradshaw may arguably have held a position above minor gentry, owning multiple large estates, though little is published or demonstrable about his time owning the estate. Jarvis as Sheriff and Pember as a Justice of the Peace held important local positions. During Pember's ownership the House reached its maximum extent though the Estate was gradually eroded.

6.6 The association with Jarvis, Bradshaw and Pember is now only preserved in street names and records. The key aspect of their estate, the House, is long demolished and its location, and that of the Pleasure Grounds, is not discernible in the modern landscape. Only the records retain evidential value and are of local significance.

6.7 Whilst some of the former Estate has continued to be farmland it no longer has any ownership ties and ceased to do so from the mid-20th century as the estate was split and variously sold. This is further evidenced by the modernisation of the agricultural landscape, with much of the land now used for horse pasture, reduction or removal of the copses and addition of the residential developments within the former estate and its setting. The farmland is not discernible as part of the former Fair Oak Estate beyond historic mapping and the setting makes no contribution to its significance. The significance of the former Estate farmland is considered negligible.

6.8 Gore Copse is located outside of the proposed development boundary. It is much reduced but retains evidence of its ornamental and functional use. Its setting is much altered by the loss of the House and Pleasure Grounds, by the modernisation of the surrounding agricultural landscape and severing of known ownership ties and function and makes no contribution to its significance. It therefore has some evidential and historical value and is of local significance.

6.9 Whilst the park was an important aspect of the historic estate, the evidence indicates that it always had more of a pastoral role. Agricultural usage has continued albeit as pasture for horses rather than cattle, ownership ties have been severed, and the setting is mixed with some modern agricultural land and housing developments. The significance of a park is primarily drawn from its association with the estate and location adjacent to the house, juxtaposed as an apparently natural but controlled landscape between the formal pleasure grounds and functional farmland beyond. The house and pleasure grounds no longer exist such that this juxtaposition cannot be appreciated. Other features, such as former lanes and Digenwood Copse, have been removed or are not discernible and whilst some boundaries remain, there are no other features that would clearly identify these plots as former park within the Fair Oak Estate. The former farmland setting is modernised and largely developed such that it makes no contribution to the significance of the park. The significance of the park is considered to be negligible.

7.0 Assessment of Impact

7.1 The proposed development will physically change the former Estate farmland from rural to suburban. However, the loss of key aspects of the estate and negligible significance of this landscape means that the impact will be at the lower end of less than substantial harm.

7.2 Gore Copse is outside of the proposed development boundary but an identifiable feature of the former park. The Copse and its setting are much altered, though retain evidential and historical value of local significance. It will not be physically impacted, though part of its setting will be. This setting, overall, is much changed and already missing the key aspects of the house and pleasure grounds such that the impact of the proposed development will be at the lowest end of less than substantial harm.

7.3 The proposed development will physically change the former parkland from rural to suburban. It is also now set within a more suburban environment and key aspects of its character and significance have been lost to a significant extent, such that its identification as a heritage asset has been questioned. This invokes Policy DM12 and supporting guidance within the current Local Plan, that sympathetic development may be permitted. The degree of change will be considerable, but combined with negligible significance, the overall impact is considered to be at the lower end of less than substantial harm.

8.0 Conclusion

8.1 This review of sources and mapping relating to the former Fair Oak Park has demonstrated that formal areas, including the location of the house and pleasure grounds, lie outside of the proposed development boundary. The majority of the parkland that remained into the 20th century has already been developed. The area between Digenwood and Tippers Copses was most likely 19th century parkland, though in the form of picturesque pasture. Over time it has been more intensively farmed and no longer retains any parkland features or visual or experiential connections with the estate. These areas are considered to be of negligible significance and the overall impact to be at the lower end of less than substantial harm.

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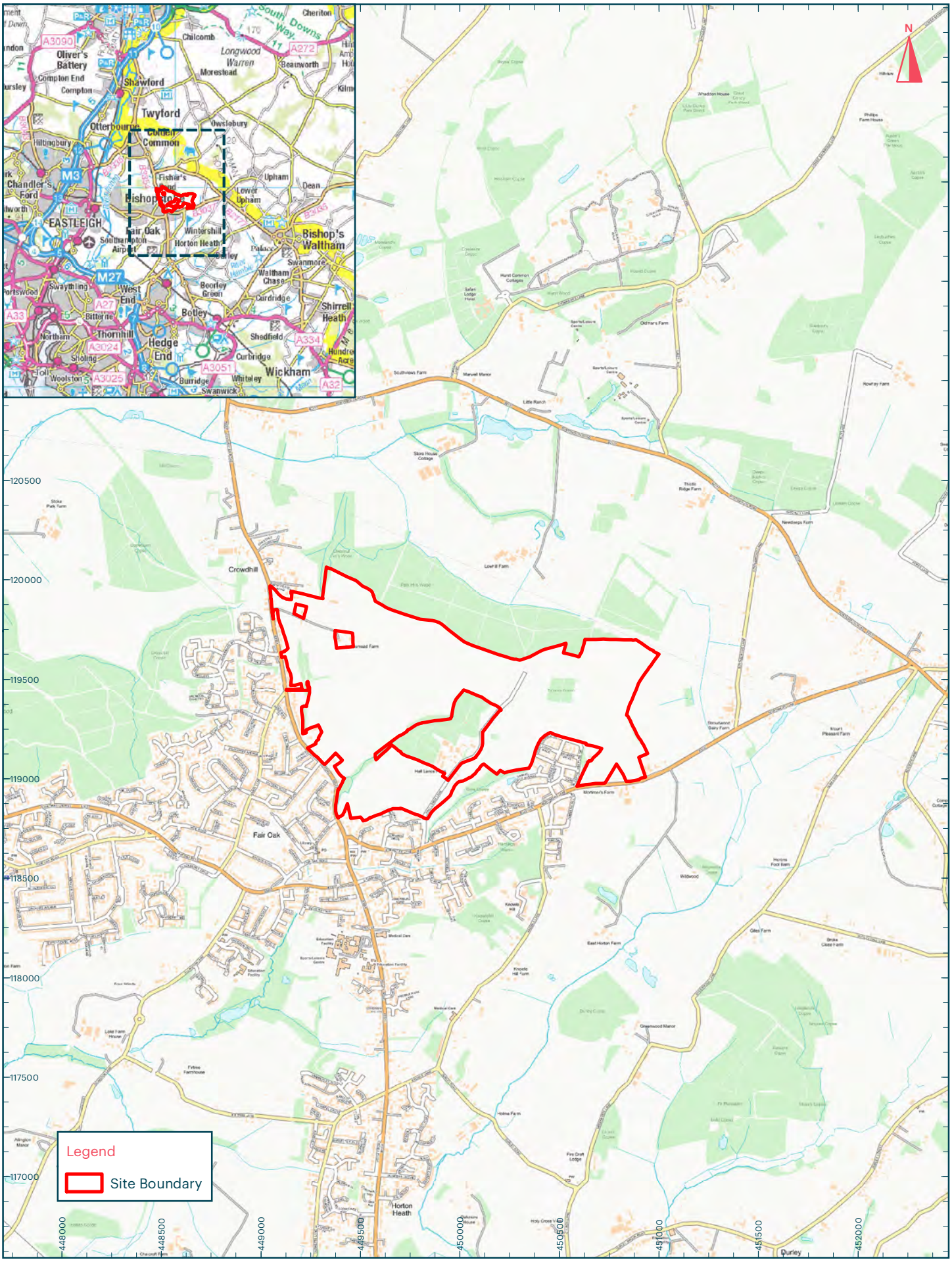
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Maps

1806 Ordnance Survey Drawing of Bishop's Waltham
1839 Bishopstoke Tithe Map
1871 1:10,560 Ordnance Survey Map
1885 1inch Ordnance Survey Map
1888 1 million – 1:10,000 Ordnance Survey Map
1892 25inch Ordnance Survey Map
1897 1:10,560 Ordnance Survey Map
1897 6inch Ordnance Survey Map
1897 Half inch Bartholomew Map
1902 1inch 3rd edition Ordnance Survey Map
1910 1:10,560 Ordnance Survey Map
1919 1inch Popular Ordnance Survey Map
1923 6inch Ordnance Survey Map
1931 Land Utilisation Survey Map
1937 1:25,000 Ordnance Survey Map
1939 1:10,560 Ordnance Survey Map
1944 1:1,250-1:2,500 Ordnance Survey Map
1945 1:25,000 Outline Ordnance Survey Map
1948 1:2,500 Aed Ordnance Survey Map
1961 1:10,000 Ordnance Survey Map
1968 1:10,000 Ordnance Survey Map
1982 1:10,000 Ordnance Survey Map
2000 1:10,000 Ordnance Survey Map
2006 1:10,000 Ordnance Survey Map
2022 1:10,000 Ordnance Survey Map



Title:
Figure 1: Site Location
Address:
Fair Oak, Eastleigh, Hampshire

Scale at A4: 1:25,000
0 800m

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C:\Users\LukeWayman\Orion Heritage Ltd\Graphics - General\Project Graphics\PN Graphics\PN3701-3800\PN3764 - Fair Oak, Eastleigh, Hampshire\GIS\12.06.25\Figure 2.mxd

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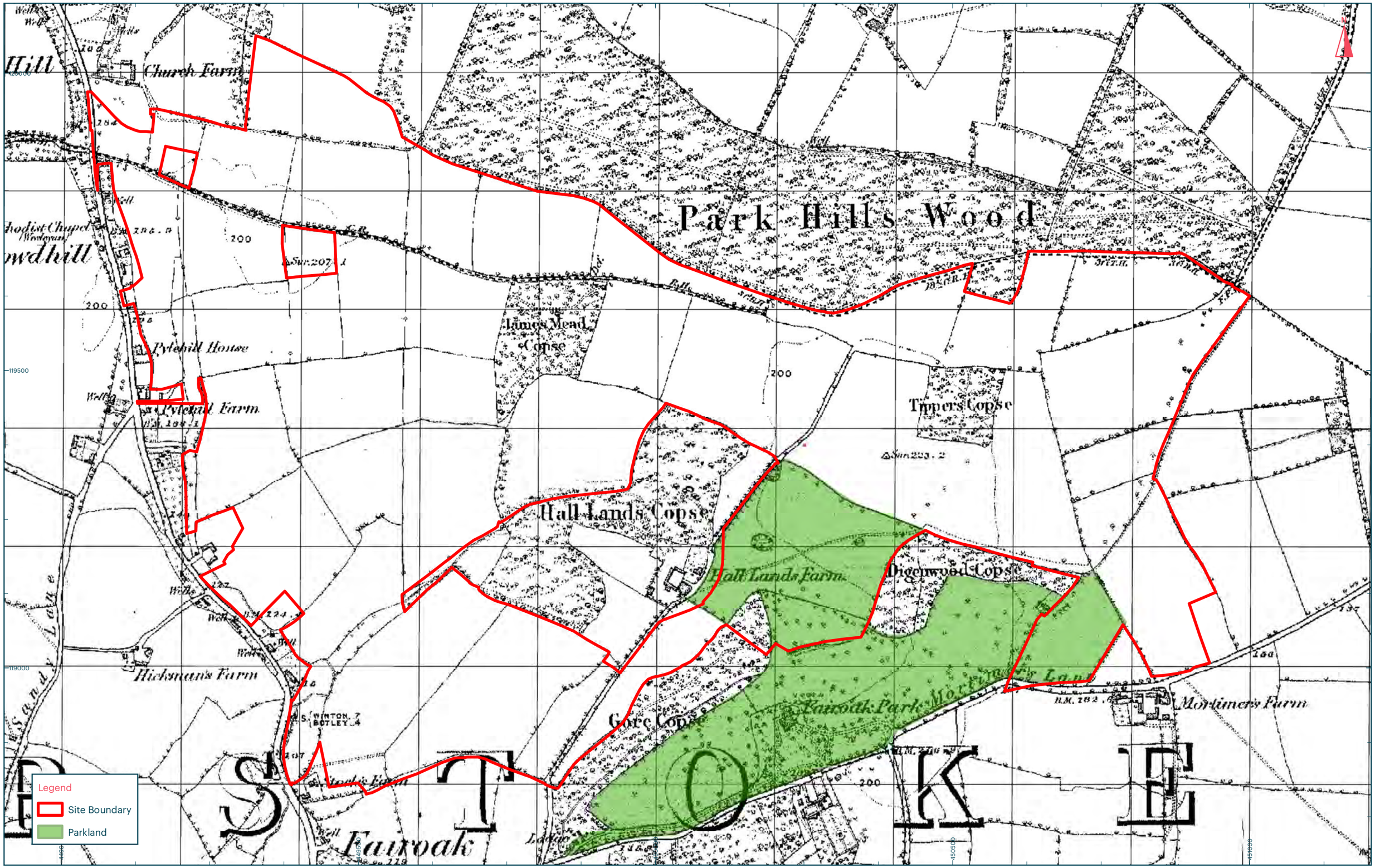
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Figure 2: 1839 Tithe Map for Bishopstoke

Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:5,750

0 200m

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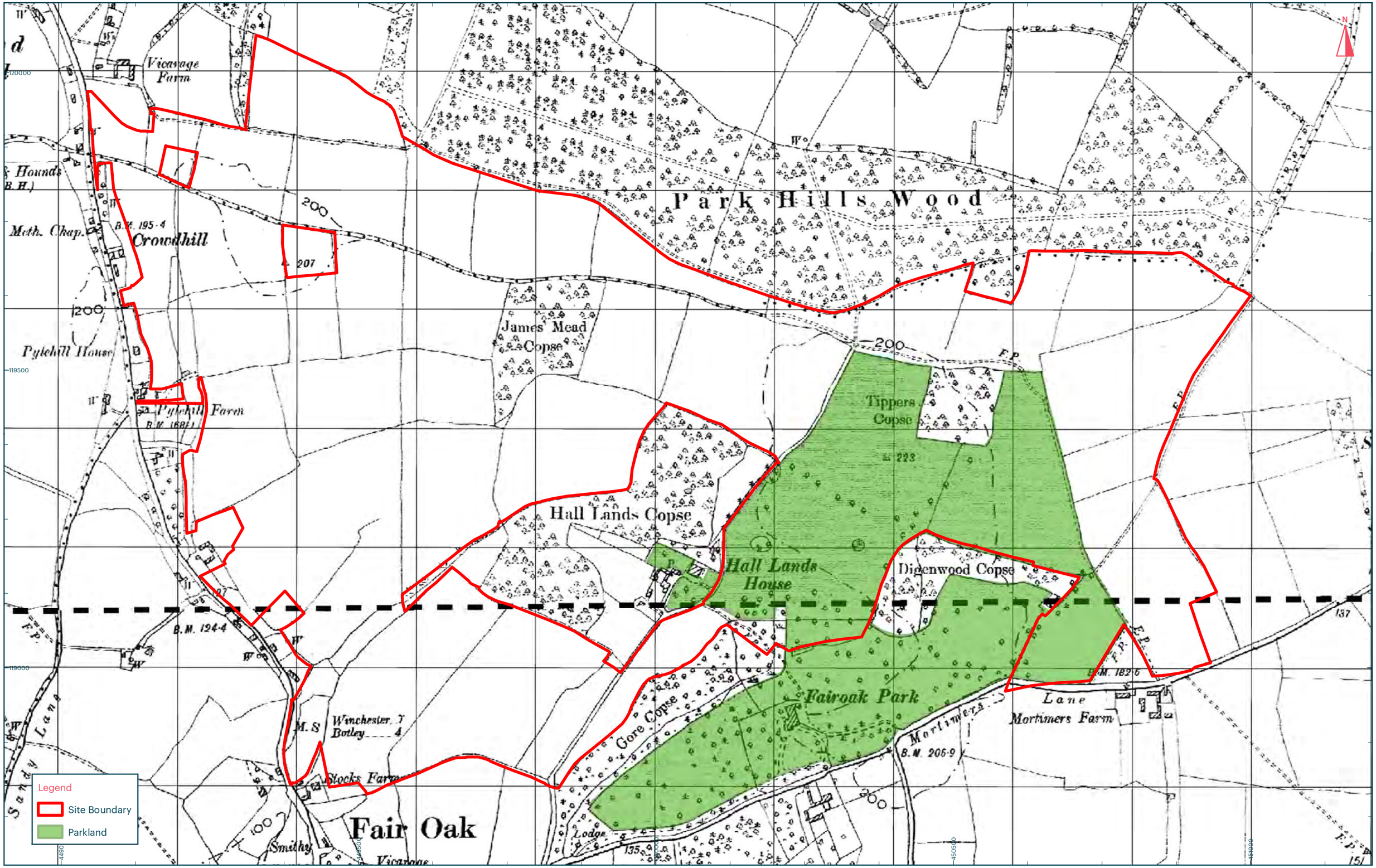
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Figure 3: 1871 1:10,560 Ordnance Survey Map

Address:
Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:5,750

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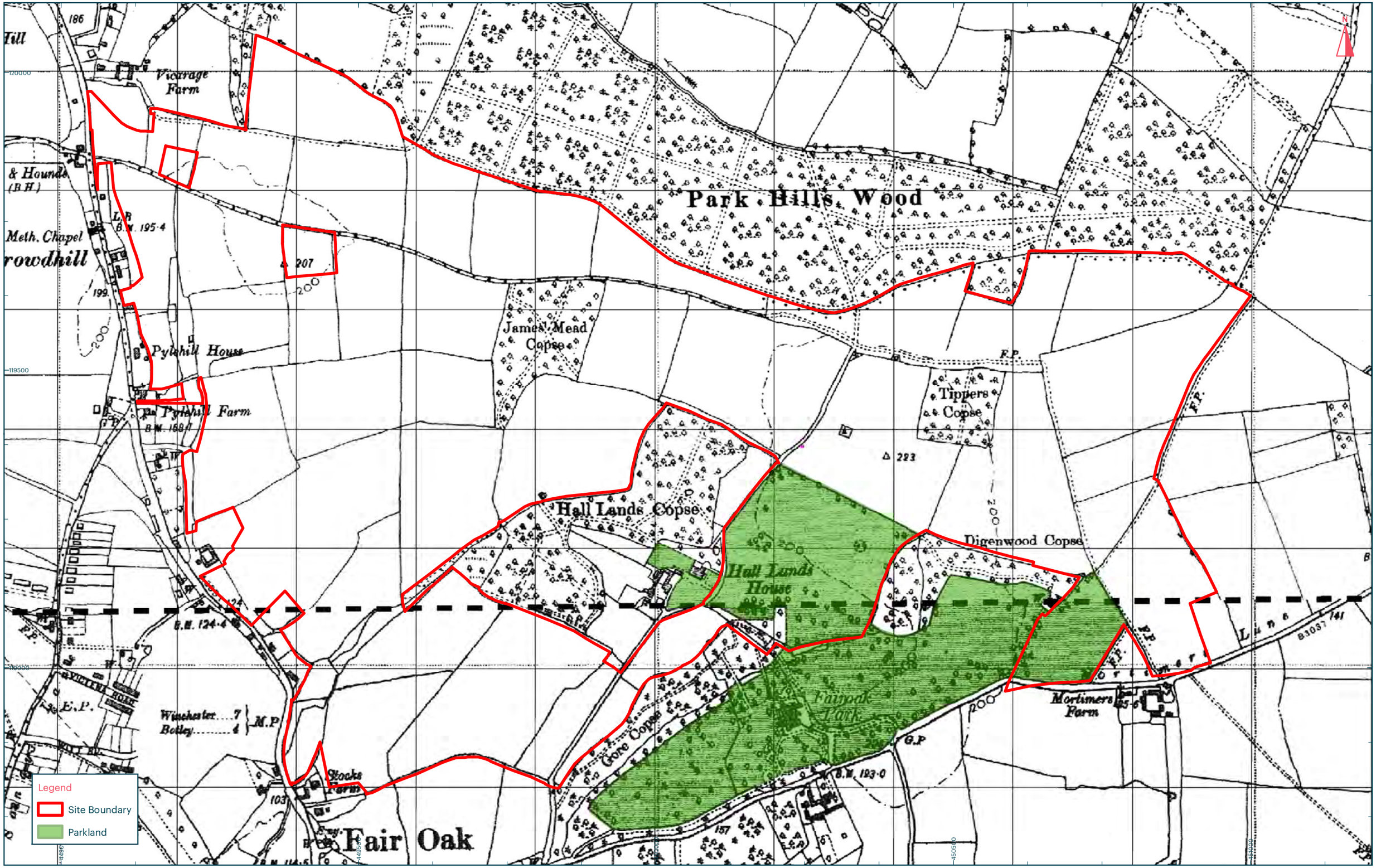
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Figure 4: 1897 1:10,560 Ordnance Survey Map

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Fair Oak, Eastleigh, Hampshire

Scale at A3: 1:5,750

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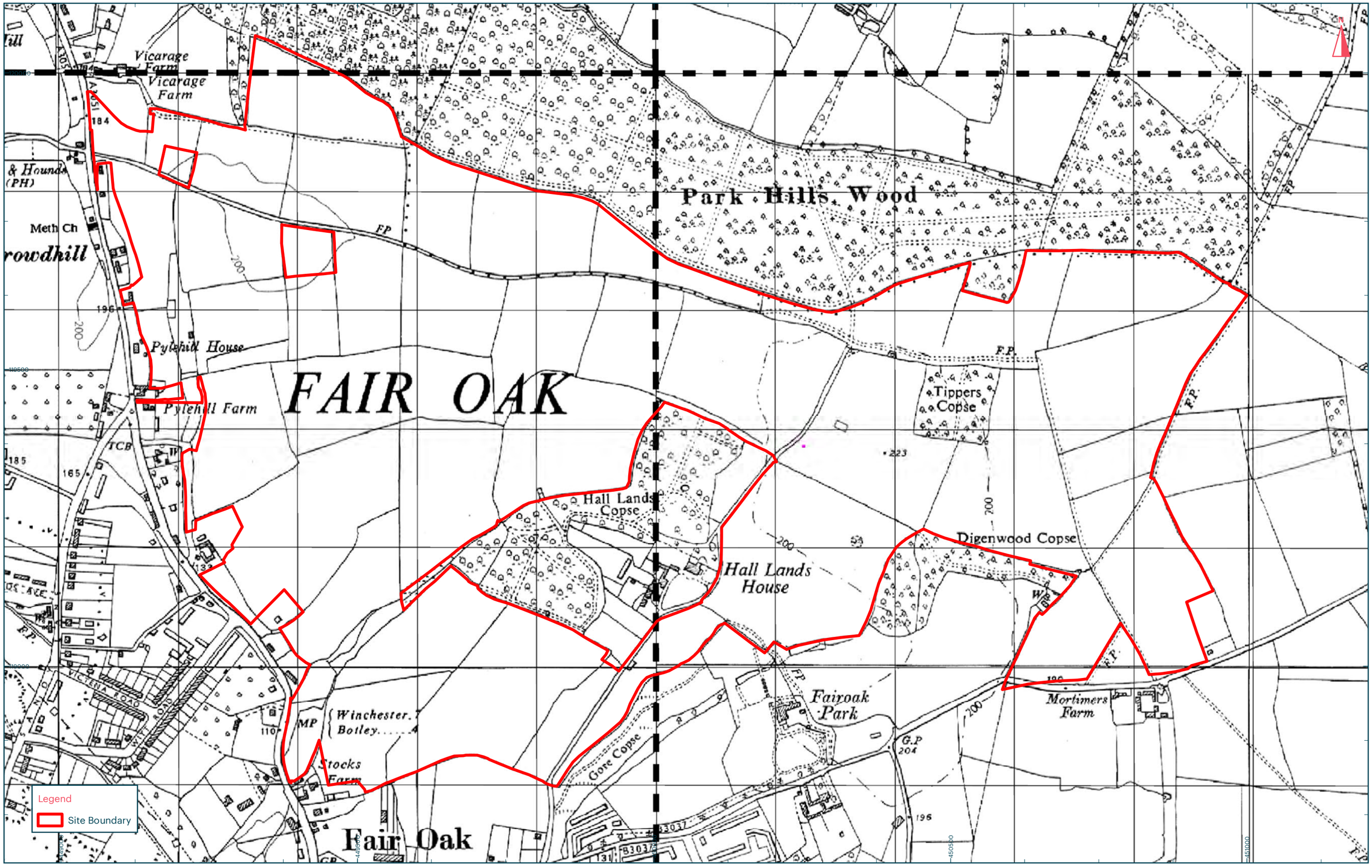
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Figure 5: 1939 1:10,560 Ordnance Survey Map

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Scale at A3: 1:5,750

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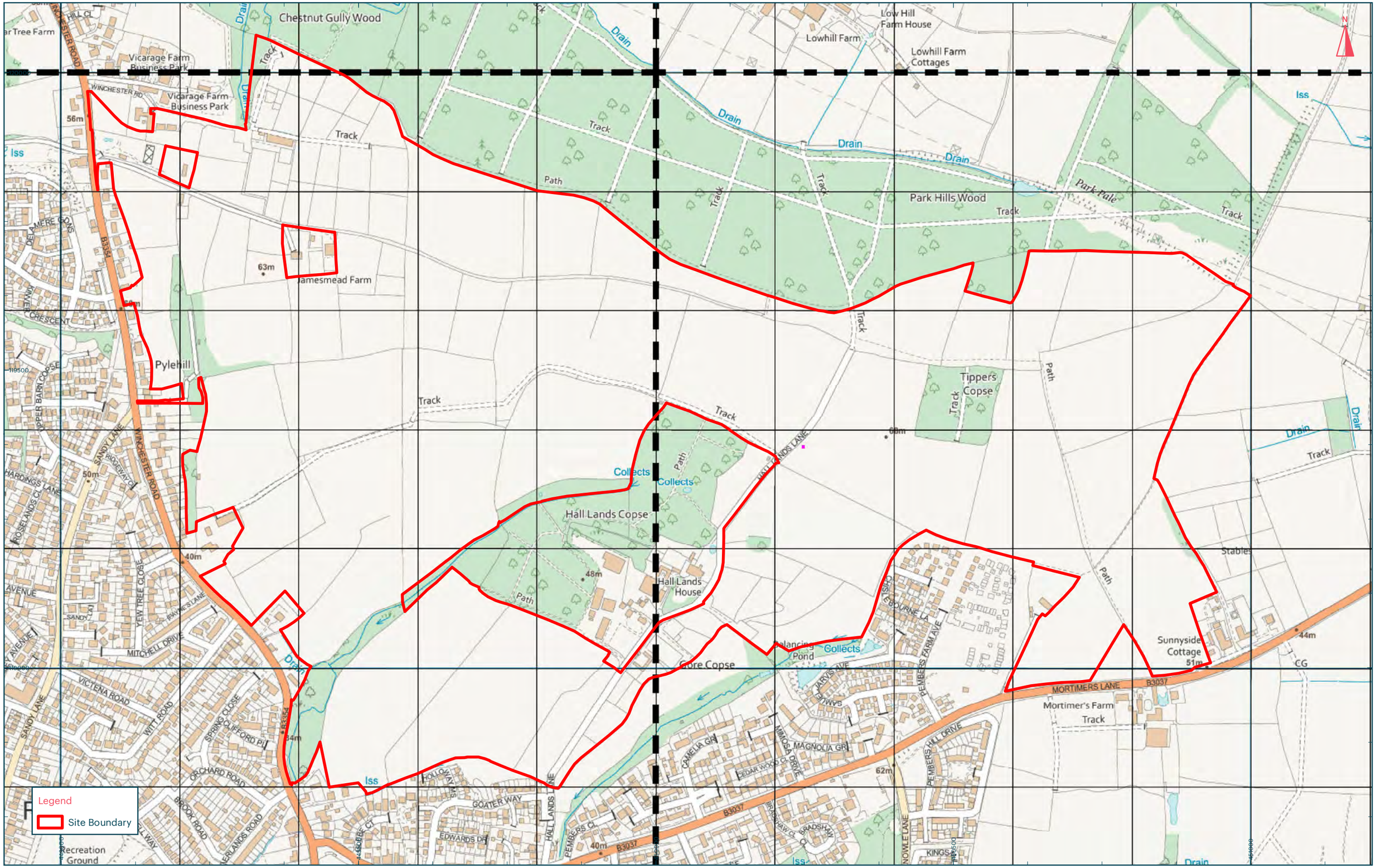


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Figure 6: 1961 1:10,000 Ordnance Survey Map
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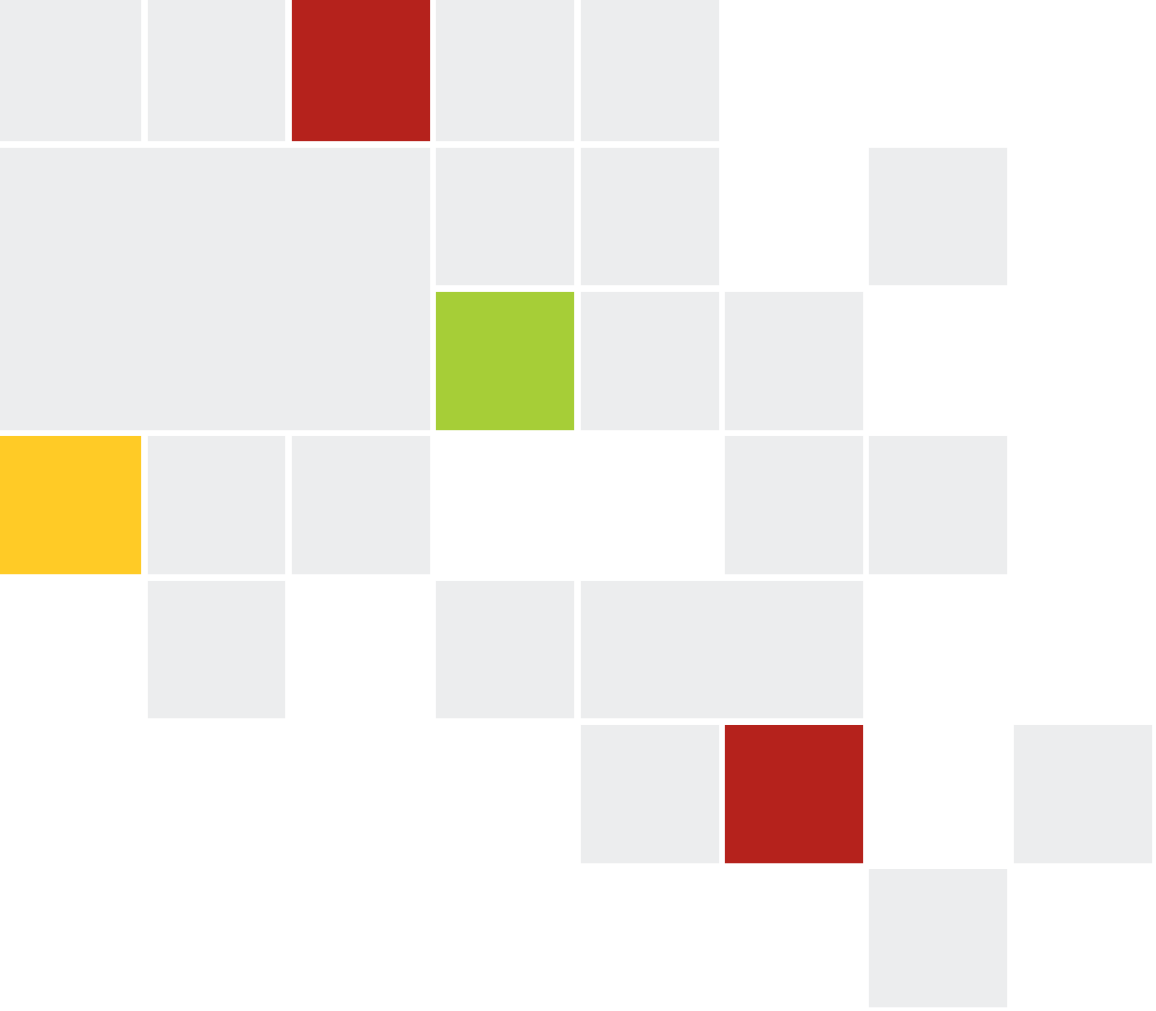
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Title:
Figure 7: 2022 1:10,000 Ordnance Survey Map
Address:
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Scale at A3: 1:5,750
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Crowthorne House, Nine Mile Ride, Wokingham, RG40 3GZ | 01344 753 220
wokingham@boyerplanning.co.uk | boyerplanning.co.uk

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