

One Horton Heath Project Team

Quobleigh Breach EIA Statement of Conformity

November 2025

PREPARED FOR



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Document History

Issue	Date	Issued by	Comment
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1. Statement of Conformity

1.1 Introduction

- 1.1.1 This report is prepared in support of a Reserved Matters Application (RMA) to be submitted by the One Horton Heath Project Team to Eastleigh Borough Council (EBC) for the development of land west of Horton Heath.
- 1.1.2 Outline planning permission was granted by Eastleigh Borough Council (EBC) on 27 October 2025 for residential-led development on Land at Burnetts Lane, Firtree Lane and Allington Lane, Horton Heath, otherwise known as 'One Horton Heath (OHH)' (O/20/89498). That application was submitted in December 2020 and validated in January 2021. The description of development for the Wider Outline Planning Application (OPA) is as follows:
- "Phased mixed-use development comprising: up to 2,500 residential units in total; a primary Local Centre (and supporting secondary local centres) comprising mixed-use residential/retail/leisure/community/ employment/day nursery/food establishment uses; office, commercial and industrial uses; a Primary School; public open space including formal sports facilities and informal provisions; relocation of solar panels; key infrastructure and utilities provision including new roads, footpaths and cycle paths and improvements to the existing road junction at Fir Tree Lane/Burnetts Lane; and ecological, landscape, site preparation and demolition works (All Matters Reserved Except Access). This application is subject to Environmental Impact Assessment."*
- 1.1.3 An application for full planning permission has been submitted for the first residential parcel of the Wider OPA (defined in the Environmental Statement (ES) as 'OPA Phase 1').
- 1.1.4 The description of development for OPA Phase 1 is as follows:
- "Erection of 381 residential units with public open space, hard and soft landscape works, internal roads, footway/cycleways, associated parking spaces, substation, SuDS and associated infrastructure (This application is subject to Environmental Impact Assessment)".*
- 1.1.5 One ES was prepared to support both of these applications, within three Environmental Statement Addenda prepared in May 2021 (ESA1), July 2021 (ESA2) & July 2024 (ESA3) prior to consent being granted.
- 1.1.6 As ESA2 relates solely to the full application for OPA Phase 1 (Ref. F/20/89500), this has been discounted in the preparation of this statement. Together, the Environmental Statement (December 2020), the ESA1 and ESA3 are referred to in this document as the 'original ES'.

Figure 1: One Horton Heath Illustrative Masterplan (29607A/1000A Rev. C)



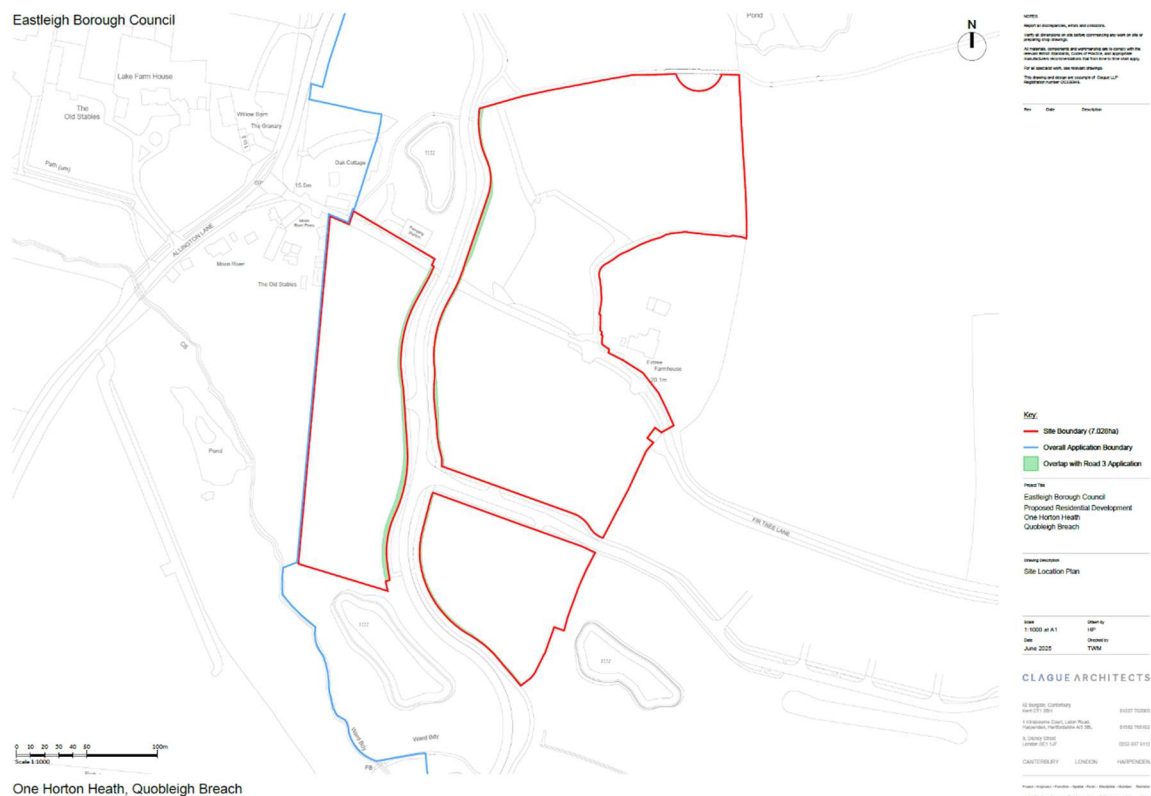
- 1.1.7 This RMA covers the Quobleigh Breach parcel, a portion of the Outline Permission within OHH but outside the area of the OPA Phase 1. The description of development for the RMA is:

"Application for the approval of reserved matters (appearance, layout, scale and landscaping) for the development of 269 dwellings, associated open space, landscaping, parking and other associated works, pursuant to outline permission O/20/89498."

[see Planning Statement and Application forms for full description of development].

- 1.1.8 Figure 2 shows the RMA red line site boundary in the context of the wider development (hereafter referred to as the RMA or the 'Site').

Figure 2: Quobleigh Breach RMA Red Line Site Boundary



1.2 Structure of the submitted Environmental Statement and Addenda

- 1.2.1 The Outline Permission was subject to an Environmental Impact Assessment (EIA) which was reported in an Environmental Statement (ES) (December 2020). Following submissions and further environmental information was prepared following comments from statutory consultees and amendments were assessed within three ES Addenda (May 2021 (ESA1), July 2021 (ESA2) & July 2024 (ESA3)).
- 1.2.2 ESA2 relates solely to the full planning application for OPA Phase 1 (Ref. F/20/89500) and does not relate to the Wider OPA.

- 1.2.3 Therefore, the December 2020 ES, ESA1 and ESA3 are referred to as 'the Original ES' and ESA2 has been discounted for the purposes of preparing this statement.
- 1.2.4 This EIA Statement of Conformity presents the Project Team review of the RMA proposals and application documentation against the assessment of the Original ES. The review demonstrates that the RMA proposals, supported by the technical reports comprising the application documentation, conform with the previously assessed parameters and deliver against the relevant strategies and mitigation requirements relating to the EIA. As such, the environmental information contained within the Original ES remains valid in respect of the RMA.

1.3 Site and Proposed Development

- 1.3.1 The red line boundary for the entire One Horton Heath site , encompasses an area of land west of Horton Heath, near Eastleigh, Hampshire and borders Allington Lane to the northwest, part of Burnetts Lane at the eastern boundary and Bubb Lane in the southernmost corner. Fir Tree Lane intersects the One Horton Heath Site linking Allington Lane to Horton Heath Village, while Chalcroft Solar Park is situated towards the middle of the wider OPA Site on the western side. Adjacent to the Wider OPA Site, on the eastern boundary, is Horton Heath village. The One Horton Heath site is approximately 130.9ha in area and currently comprises mainly agricultural land, with a few c farm buildings and residences located throughout.
- 1.3.2 Eastleigh is located approximately 7km northwest of the Site and the city of Southampton located approximately 8km south.
- 1.3.3 The Outline Planning Permission achieved planning consent for up to 2,500 dwellings with associated access, appearance, landscaping, layout and scale as well office/commercial/industrial uses, a primary school and public open spaces..
- 1.3.4 This RMA submission is for 269 residential dwellings.
- 1.3.5 A review of the detailed drawing pack has been undertaken which details the proposed layout, landscaping, scale, and detailed design of the development proposals and this has informed the assessment of the proposals below. Savills review is presented in Tables 2 - 4 in Section 2.

Figure 3: Quobleigh Breach RMA Proposed Site Layout



1.4 Previous EIA Conclusions

- 1.4.1 As set out above, the Outline Planning Permission was subject to EIA, which assessed the proposed quantum of development with reference to a series of parameter plans and strategies controlling the development going forward.
- 1.4.2 The parameter plans comprise the following:
- 01 Access Parameter Plan
 - 02 Land Use Parameter Plan
 - 03 Building Heights Parameter Plan
 - 04 Green Infrastructure Parameter Plan
 - 05 Phasing Plan
 - 06 Demolition Plan
- 1.4.3 The findings of the EIA were presented within the Original ES. A summary of these findings is provided in Table 1.

Table 1: Summary of residual effects identified in the Original ES

Environmental Topic (Scoped into the Original ES)	Effects during construction	Effects during Operation
Socio-Economics	Positive effects for employment with medium magnitude and not significant.	Positive effects on housing provision, employment, open space and play space which are of medium magnitude and not significant. Negligible magnitude which are not significant on pre-school, secondary school and GP Practices. Low magnitude on primary school provision which is positive and not significant.
Air Quality	Impacts from demolition, earthworks, construction and trackout with negligible magnitude and therefore, not significant.	Additional road traffic identified as a receptor which is negligible magnitude and therefore, not significant.
Transport and Access	Negligible temporary magnitude with a temporary level of effect for severance, driver delay, pedestrian delay, pedestrian amenity, accidents and safety and hazardous loads.	Negligible of slight adverse magnitude for severance and pedestrian delay; Slight adverse level of magnitude for driver delay and accidents and safety; slight beneficial magnitude for pedestrian amenity; and, negligible magnitude for

		hazardous loads which are all permanent.
Built Heritage	Physical and non-physical impacts to Firtree Farmhouse as a result of change of use, construction traffic, machinery, noise and vibrations, hoarding, and alteration of views due to hedgerow removal are of a minor negative magnitude and minor negative significance of effect. A non-physical impact to Firtree Farmhouse due to removal of Victoria House are of neutral magnitude and neutral level of effect.	Non-physical impacts to Firtree Farmhouse due to changes in its setting are of a minor negative magnitude and minor negative level of effect.
Ecology	Residual impacts on designated sites are as follows: - River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) – Are of very low magnitude which are not significant - Other designated sites¹ where the magnitude will not occur and there are no likely significant effects. Watercourses where the magnitude of effect will not occur or is negligible and will have no likely significant effect or a significant positive likely effect. Impact on ponds will have a low magnitude of effect which is non-significant but positive or will not occur and therefore, significant effects are not likely. Parkland habitat change has a low magnitude of effect which has a non-significant positive effect. Pollution on parkland will not occur and therefore, no significant effects are likely.	With the exception of Emers Bog SAC in which the magnitude of effect will not occur and is therefore, not significant, the remainder of designated sites² are of very low magnitude which are not significant. Watercourses, Ponds, Parkland, Marshy Grassland, and Hedgerows all have a very low magnitude of effect and therefore, significant effects are not likely. Bats have a very low residual impact magnitude for an increase in road collision mortality, indirect degradation of foraging resource and increase in predation risk which is minor and not significant. Great Crested Newts, otters, reptiles, badger, fish (on-site), and invasive species have a very low magnitude but no likely significant effects.

¹ Solent Maritime SAC, Solent SPA, Solent and Southampton Water Ramsar, New Forest SPA and SAC, Emers Bog SAC, Chalcroft Distribution Park Site of Importance for Nature Conservation (SINC), Round Copse SINC, Heart's Copse SINC, Treeline Break SINC, Field West of Treeline Break SINC, Quobleigh Pond and Woods SINC, Fair Oak School Meadow SINC / Wyvern College Meadow SINC.

² River Itchen SAC and SSSI, Solent Maritime SAC, Solent SPA, Solent and Southampton Water Ramsar, New Forest SPA, Chalcroft Distribution Park SINC, Round Copse SINC, Hearts Copse West End SINC, Treeline Break SINC, Quobleigh Pond SINC, Fair Oak SINC, Wyvern Technical College Meadow SINC.

	Marshy grassland has a low to very low magnitude of effect which is non-significant positive effect or no likely significant effects. Broadleaved semi-natural woodland has a very low to low magnitude of effect in which there is no likely significant effect. Bats have a very low residual impact magnitude for removal of habitat features which results in no likely significant effect. Habitat severance and direct loss / degradation of key foraging habitat is a very low magnitude which is a minor non-significant likely effect. Great Crested Newts have a very low magnitude but minor non-significant likely effect. Otter have a very low magnitude of effect with no likely significant effects. Residual effect magnitude for water vole will not occur and no likely significant effects are anticipated. Dormouse, reptiles, and breeding birds have a very low residual impact magnitude with minor non-significant likely effect. Badger, invertebrates, fish (on-site), and invasive species have a very low magnitude which is negligible and not significant.	Residual effect magnitude for water vole will not occur and no likely significant effects are anticipated. Invertebrates have negligible magnitude of effect which is not significant.
Hydrology	Flood risk to downstream persons and property and surface water quality have a negligible to very low adverse magnitude which have a neutral to moderate adverse effect.	Flood risk to downstream persons and property is negligible to low beneficial magnitude which has a neutral to moderate beneficial effect. Surface water quality is negligible to very low adverse magnitude with a neutral to moderate adverse level of effect. Nutrients have a negligible to medium beneficial magnitude

		with a neutral to major beneficial level of effect.
Noise and Vibration	Noise and vibration on existing residential, nearby bird habitats and fish habitats are low to negligible magnitude with a moderate to neutral level of effect.	During operation, noise and vibration for development generated road traffic is low to negligible magnitude with a moderate to neutral level of effect. Noise in gardens and habitable rooms and at the proposed school are negligible magnitude with a neutral level of effect. Noise with the proposed dwellings at Chalcroft Industrial estate are of a low magnitude with moderate level of effect³.
Landscape and Visual	Landscape A temporary medium to high magnitude of effect which results in a temporary moderate adverse effect will be present on the Horton Heath Landscape Character Area (LCA) reducing to low to medium allowing for maturation by Year 15 which reduces to a minor to moderate adverse effect. A temporary medium magnitude which results in a temporary moderate adverse effect will be present on the Chalcroft Site-Specific Landscape Character Area (LLCA) which reduces to a low and positive effect allowing for maturation by Year 15 which results in a minor beneficial level of effect. A temporary medium to high magnitude of effect which results in a temporary moderate adverse effect will be present on the Quobleigh LLCA which reduces to a low and positive effect allowing for maturation by Year 15 which results in a minor beneficial level of effect. Site wide there will be a localised temporary high magnitude which results in a temporary moderate adverse effect which reduces to a low and positive effect allowing for maturation by Year 15 which results in a minor beneficial level of effect. Visual A temporary medium magnitude resulting in a temporary moderate adverse effect will occur on recreational users of PRoW routes F2, F3, F10, F11. For users of route F2 this reduces to medium, allowing for maturation by Year 15 resulting in a moderate adverse effect. The magnitude of effect for users of F3 reduces to medium magnitude resulting in a minor adverse effect after Year 15. For users of F10 and F11 this reduces to medium allowing for maturation by Year 15, resulting in a moderate adverse effect. A temporary low to medium magnitude resulting in a temporary moderate to minor adverse level of effect will result on recreational users of PRoW routes B743, B744, B746 and B780; on residents overlooking the eastern	

³ The Quobleigh Breach parcel is **not** in close proximity to Chalcroft Industrial Estate.

	edge of the Site and on transient users of Burnetts Lane, Blind Lane and Fir Tree Lane. This falls to a low magnitude and a minor adverse effect for users of B743, B744, B746 and B780. For transient users of Burnetts Lane, Blind Lane and Fir Tree Lane this results in a medium magnitude and moderate adverse level of effect. A temporary high magnitude resulting in a temporary moderate adverse level of effect will result on residents of Fir Tree Lane reducing to medium magnitude when allowing for maturation by Year 15 resulting in a minor adverse level of effect.
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2. Assessment Overview

Table 2: Parameter Plans

Parameter Plans	Compliance
Access and Movement Plan – EAST200403-PP-01-P34	Yes – The access and movement plan has the link road running through the centre of the Site, which has now been constructed and is open to the public. Fir Tree Lane is earmarked to be downgraded from a road to a bridleway (with limited access) and the PRoW route has been earmarked to be diverted. Both of these elements are reflected in the Reserved Matters Proposals. Access to the link road, and the Quobleigh Breach parcel, is primarily from the Allington Lane roundabout and via the Burnetts Lane/Bubb Lane roundabouts to the south, again, both of which are now constructed and reflected in the proposals.
Land Use Plan – EAST200403-PP-02-P36	Yes – The land use plan sets the framework for development land uses. The wider One Horton Heath site contains areas earmarked for a primary school, residential, commercial, employment and open spaces however, the RMA relates to the residential area within the Quobleigh Breach parcel. The area around Fir Tree Farmhouse (adjacent to but not within the Quobleigh Breach parcel is identified as employment (E(g), B2 & B8 and Sui Generis) however, the intention is for this to come forward as a separate reserved matters application. Other areas around the parcel are identified as open space (including drainage, cycle and footpaths, retained vegetation & planted areas, vehicle connections, ecological mitigation and areas of play). The RMA is in accordance with this Land Use plan insofar as it responds to the residential use and open space areas.
Green Infrastructure Plan – EAST200403-PP-03-P36	Yes – The green infrastructure plan for the Site sets out indicative areas for SuDS features and the retention and removal of identified hedgerows across the parcel. The identified hedgerows to be retained and lost across the Site are accurately reflected in the RMA Site Layout. In a benefit of the proposals, an area of hedgerow to the south of the Quobleigh Breach parcel is to be retained. As such, the proposals are considered in broad accordance with the GI Parameter Plan.
Building Heights Parameter Plan – EAST200403-PP-04-P31	Yes – The Quobleigh Breach parcel is identified as being up to 4 storeys (maximum 15m (+ / - 2m from ground level)) with an area of up to 2.5 storeys (maximum 9m (+ / - 2m from ground level)) around Fir Tree Farmhouse. The Reserved Matters proposals are predominantly 2/2.5 storeys with two landmark apartment buildings to the north and a further single block to the south of the parcel, in accordance with the areas identified on the parameter plan. As such, the proposals are in accordance with the Building Heights Parameter Plan.

Phasing Plan – 30454G/1000A	Yes – Condition 6 of the Outline Permission sets out that development should be in broad accordance with the illustrative masterplan and indicative phasing plan. The infrastructure for One Horton Heath is identified as Phases 1-5, some of which has been built out. Quobleigh Breach is identified as Phase 6, and is the first residential parcel as part of the outline (excluding OPA Phase 1 which was applied for in full). As such, there are no changes to the Indicative Phasing Plan proposed as part of this submission.
Demolition Plan- EAST200403-DEP-01-P2	Yes – The parameter plan denotes buildings to be demolished across the site. Within the RMA site boundary, Victoria House was identified for demolition.. This demolition was carried out under a separate application in 2021 (Ref. F/21/90865) which was implemented in 2022. Therefore, the RMA is in compliance with the proposed demolition plan.

Table 3: Strategy Compliance

Strategy	Compliance
Energy and Sustainability Statement XX-HML-XX-XX-RP-V-790005 P02 (September 2025)	Yes – The proposals will incorporate passive design measures, energy efficiency and smart systems requirements, grouped or individual heating systems rather than a centralised heating solution, heat pump technologies with high performance energy efficiency, solar power generation across usable roof areas throughout the site, smart-meters/sub-metering arrangements and smart energy management. In high density areas of the Site, community heating systems will be considered, potentially including shared central heating in apartment blocks. The proposals will set out detailed measures through condition 37 and 74 of the outline planning permission.
Utilities and Foul Water Statement 26114-RP-IE-002 (May 2021)	Yes – Drainage The proposals are within the Wilderness Heights District Metering Area (DMA) which is supplied by Otterbourne Water Treatment Works and (WTW) and Moor Hill Water Service Reservoir and both have the capacity to serve the site with no additional reinforcement works required. The Site connects via the 15" Cast Iron Main in Burnetts Lane. For foul water, there was insufficient capacity identified in the immediately local sewerage network however, foul water can be pumped 2.1km north of the Site to the Chickenhall Farm Sewage Treatment Works (STW). Gas

	The masterplan was developed to future-proof in anticipation of the Future Homes Standard to benefit significantly from locally generated renewable energy, and therefore, no gas connection was required. Electricity The development will a heat-pump led scheme to reflect the decarbonisation of the grid, with grouped or individual heating systems preferred over site-wide heating networks. Photovoltaic panels will also be considered, where feasible. Every property is also required to have access to 7.4Kw Electric Vehicle (EV) charging points. Telecommunications Openreach is the regulated open-access regulator in Hampshire. The OPA Site is served by Fair Oak Telephone Exchange which is 0.5mi from the OPA Site and therefore, can provide a good service due to its proximity to the telephone exchange. Nevertheless, Openreach is supplying ‘ultra-fast’ broadband to any development over 30 homes, which One Horton Heath (OHH) is pursuing. Summary Although much of the detailed capacity work will be required by planning condition, the proposals are in accordance with the drainage strategy in terms of potable and foul water and will be served by pumping stations in other parcels of the OHH development. Detailed sustainability details will be secured by planning condition 74 which secures details within a built stage water efficiency calculation and evidence that development achieves 95 litres/person/day. Similarly, broadband provision is to be provided on first occupation and the strategy for the provision of broadband, fibre optic and audio-visual technology for the development provided through condition 37 of the outline decision. As such, the proposals are considered to comply with the Utilities and Foul Water Statement.
Lighting Impact Assessment 09820-HYD-XX-XX-RP-Y-5000 (December 2020)	Yes – Quobleigh Breach is identified as Area 7 which is predominantly lit by street column luminaries and with lower lighting near sensitive ecological areas.

Lighting Assessment Addendum ESEN-09820 (May 2021)	A Lighting Impact Assessment has been submitted with the RMA which accords with the Lighting Impact Assessment and the Addendum submitted and approved under the Outline consent. Further details are to be submitted prior to commencement as part of the discharge of condition 24.
Framework Travel Plan 039.0014/FTP/5 (November 2020)	Yes – A Framework Travel Plan (FTP) has been produced to manage travel and transport options, principally to increase choice and reduce reliance on the car by seeking to improve sustainable modes of transport. The FTP for One Horton Heath sets out the physical infrastructure works to complement the existing and proposed public transport systems which includes new and enhanced pedestrian and cycle facilities, downgrading Fir Tree Lane to a bridleway, pedestrian improvements and routes which connect with existing PRow routes. Off-site measures include improvements towards upgrades of the local footpath to Tollbar Way, contributions towards securing PRow improvements, 3m wide footways/cycleways on eastern side of Allington Lane, traffic management along Burnetts Lane and contributions towards upgrades at Hedge End Railway station. Additionally, a 6.5m wide carriageway is implemented along the main link road corridor to allow for bus access with a minimum 30-minute frequency Monday – Saturday as well as bus stops along this route. Early delivery of infrastructure has also been a key priority. These measures also sit alongside the soft measures such as promoting walking, cycling and public transport use, as well as car sharing and sustainable private vehicle use through EV charging infrastructure. The proposals are in accordance with the FTP and are accompanied by a Travel Plan submitted with the RMA which aligns with the FTP produced and lasts for five years from the date of first occupation. Following this Hampshire County Council will sign off the Travel Plan and ownership would pass to the local community.
Open Space and Play Strategy	Yes – Proposals are required to deliver quality areas of play and open space to protect, create, enhance and connect. The development is required to provide: • Amenity Space – 6.93ha on-Site (1.2ha per 1000 population) • Country park – 20ha within 2km • Play areas for children – 0.3ha on-Site (0.052ha per 1000 population)

	• Play areas for young people – 0.12ha on-Site (0.022ha per 1000 population) • Allotments – 0.72ha on-Site (0.125ha per 1000 population) As the prescriptive requirements within Local Plan policy would result in a large number of small, inefficient spaces, the strategy for One Horton Heath was to provide the alternative approach below: • Amenity Space – 17.82ha • Country park – Itchen Valley Country Park is within 2km • Play areas for children and young people – 0.59ha • Formal Sports Area – 1.86ha • Allotments – 0.8ha • Other amenity space 2.97ha Total net publicly accessible open space 24.05ha The Quobleigh Breach parcel, although not providing a significant level of open space in parcel will benefit from the green infrastructure and play provision brought forward in the wider One Horton Heath permission. The proposal does not encroach on areas identified as open space in the Green Infrastructure parameter plan.
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Table 4: Relevant Design Related EIA Mitigation Requirements

EIA Mitigation/ Enhancement Measures (see Original ES Chapter N, Table N2.1 and ES Addendum Section 9 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
Socio Economic	Provision of a new three-form-entry primary school and associated facilities.	Yes – A new primary school is included with the OHH Project, on the eastern boundary of the Wider OPA Site, between the Local Centre and areas of formal sports provision thereby, providing provision for Quobleigh Breach. This will come forward in a separate Reserved Matters application.
	Inclusion of open Space, play, sports and community infrastructure.	Yes – the One Horton Heath project will deliver the areas of public open space and play space (detailed in Table 3 above) across the OPA Site, thereby meeting the requirement for the Quobleigh Breach parcel. This is in accordance with the Open Space and Play Strategy.
	Financial contribution towards GP provisions to Eastleigh Borough Council.	Yes – A suitable financial contribution has been agreed as part of the S106 Agreement for the whole One Horton Heath site. This allows for GP provision and will be paid in line with the triggers detailed within eh s106 legal agreement.

EIA Mitigation/ Enhancement Measures (see Original ES Chapter N, Table N2.1 and ES Addendum Section 9 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
Air Quality	Construction mitigation measures detailed in the Construction and Environmental Management Plan (CEMP) to reduce dust impacts from the proposed development and the cumulative impacts.	Not applicable – Condition 12 of the outline consent requires the submission of a CEMP prior to commencement on site. These details will be submitted prior to commencement on Quobleigh Breach.
Transport	S278 / S106 works to a number of roads and PRoWs around One Horton Heath	Yes – Although a separate instrument for implementation, the routes around the Quobleigh Breach parcel (particularly Fir Tree Lane) are maintained within the RMA submission.
	Provision of a Framework Travel Plan and Public Transport Strategy	Yes – a Travel Plan has been submitted with the RMA in compliance with the Framework Travel Plan. This is to be updated and maintained for five years after first occupation.
	Off-site highway contributions	Not applicable – Secured through S106 agreement for the Outline Planning Application,.
Built Heritage	Heritage Impact Assessment following the identification of new change of Firtree Farmhouse. Further measures could include a historic building watching brief.	Yes – Heritage Impact Assessment submitted as part of the Quobleigh Breach RMA submission identifying impacts and mitigation for Fir Tree Farmhouse. Proposals for Fir Tree Farmhouse will come forward in a separate Reserved Matters application.
	Design to ensure appropriate layout and design to respond sensitively to the Listed Building and its setting.	Yes – the RMA submission protects and enhances the setting of Fir Tree Farmhouse as far as practicable through landscaping shielding
Ecology	CEMP (Construction and Environment Management Plan).	Not applicable – Condition 12 of the outline consent requires the submission of a CEMP prior to commencement on site. These details will be submitted prior to commencement on Quobleigh Breach.
	Watercourses protected by a 10m buffer (excluding SuDS).	Yes – Buffers to watercourses are implemented across the Site.
	Hedgerow / woodland and tree removal and severance minimised through the design process or compensatory native species rich hedgerows created in line with the BNG Metric and a high quality Woodland Management Plan.	Yes – the removal of existing hedgerows, woodland and trees has been limited through the Green Infrastructure Parameter Plan. A tree protection plan has also been submitted with the RMA submission to protect sensitive features.
	Areas of important marshy grassland to be excluded from the development area and will be enhanced by the project.	Yes – Some construction activities will result in an unavoidable loss of poor-quality areas of marshy grassland. Areas of important marshy grassland have been excluded from the wider One Horton Heath development area where possible and will be enhanced by the project. These areas will be

EIA Mitigation/ Enhancement Measures (see Original ES Chapter N, Table N2.1 and ES Addendum Section 9 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
		subject to high quality conservation management including improved hydrological and grazing regimes increase to the value of these habitats.
	The Proposed Development should be designed to be nutrient neutral and does not result in an increase in nitrate, phosphate or sediment runoff into receiving watercourses.	Yes – a net increase in nitrate, phosphate or sediment discharge into watercourses will be mitigated through the Nutrient Neutrality Study submitted with the RMA submission to ensure the development is nutrient neutral.
	Retention, protection and restoration of watercourses and associated riparian corridors to be enhanced with appropriate habitat management and habitat creation.	Yes – Enhancements have been proposed in the Ecological Enhancement and Mitigation Plan included as part of the RMA submission.
	Inclusion of wetland/watercourse features within the GI and watercourse corridors to promote on-Site attenuation of surface waters emerging from the OHH area.	Not applicable – SuDs attenuation basins have already been delivered in tandem with the construction of the link road. These are outside the boundary of the RM parcel
	Potable water abstraction and balancing River Itchen flows through strategic measures.	Yes – Monitoring program designed to demonstrate efficacy of measures employed for previous phases as development progresses. These are covered within the SuDS Management and Maintenance manual submitted with the application.
	Further mitigation identified in the ES, including extensive network of footpaths, appropriate contributions to Natural England, 50m wide green infrastructure corridor, design measures to avoid changes to the hydrological regime or soil levels, management of public access recreation on site, and a contribution to a Suitable Alternative Natural Greenspace (SANG) provision within Eastleigh Borough.	Yes – areas and contributions identified on the parcel are dealt with through S106 agreement.

EIA Mitigation/ Enhancement Measures (see Original ES Chapter N, Table N2.1 and ES Addendum Section 9 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
	Detailed long-term habitat monitoring regime implemented to provide feedback on the efficacy of buffers and habitat creation measures	Not applicable - Details to be submitted prior to commencement as part of discharge conditions/ the WFD assessment criteria.
	Acoustic fencing installed to minimise operational phase noise disturbance.	Not applicable – Noise Impact Assessment submitted with the RMA concludes that this is not necessary.
	15m ecological buffer subject to the specifications implemented between the link road and woodland	Yes –site layout retains buffers to sensitive ecological receptors.
	Hedgerows with mature trees will have a 15m buffer.	Yes – Complied with in site layout.
	Where the removal or severance of woodland is unavoidable, compensatory measures should be implemented.	Yes – Enhancements have been proposed in the Ecological Enhancement and Mitigation Plan included as part of the RMA submission.
	Bat Roost Loss will be compensated through bat boxes and natural roost features.	Yes – Enhancements have been proposed in the Ecological Enhancement and Mitigation Plan included as part of the RMA submission. Additional enhancement will be identified through suitably worded planning conditions.
	Severance / road collision mitigation through minimising habitat loss and the incorporation of safe crossing measures; Loss or degradation of foraging habitat; suite of species monitoring regimes.	Not applicable – severance / road collision mitigation on the link road have been incorporated into its design and already delivered. .
	Great crested newts and reptile mitigation	Not applicable – successful delivery of EPS mitigation licence measures.
	Watercourse restoration using best practice measures to increase physical habitat diversity.	Not applicable – no watercourses within the red line boundary of the site. .
	Water vole are statutorily protected with precautionary surveys to ensure no effects.	Not applicable – maintenance of landscape connectivity for nocturnal mammals along watercourses.
	Precautionary surveys will continue to ensure any new setts or re-activated setts are taken into account.	Yes – Updated surveys to be completed three months prior to works commencing on site. Secured through EcIA submitted with the RMA.

EIA Mitigation/ Enhancement Measures (see Original ES Chapter N, Table N2.1 and ES Addendum Section 9 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
	Nesting bird checks with measures implemented to protect any active nests likely to be affected by the works.	Yes – Vegetation clearance to be undertaken outside of the breeding bird season which an ecologist should be present for. Secured through EclA submitted with the RMA.
	Existing barn owl nest box will be relocated into the area in the vicinity of Hearts Copse.	Not applicable – Detailed mitigation to be secured through planning condition to the RMA.
	Ongoing annual dormouse tube monitoring.	Yes – An EPSM licence is to be secured and hedgerow removal to be undertaken between March and April if deemed necessary. EclA submitted with the RMA.
	Invasive species management plan implemented to control existing populations.	Not applicable – To be secured through planning condition to the RMA.
Hydrology	Appropriately designated watercourse crossings.	Not applicable – The drainage strategy developed by PFA Consulting Ltd proposed watercourse crossings in the northwest and west of the site, broadly in accordance with the original ES. The constructed link road through Quobleigh Breach has installed these bridge crossings over the watercourse. There are no watercourse crossings required as part of the RM application.
	Surface water quality monitoring and management plan.	Yes – Following discussions with the Lead Local Flood Authority (LLFA), it was agreed the Strategic SuDS features on the site should comprise above ground storage features within the green corridors that follow existing on-site watercourses. The approach follows a SuDS management train where surface water management seeks to address the quality and quantity of runoff through prevention, source control, drainage control and regional control.
	Connection to Peel Common Wastewater Treatment Works (WwTW).	Yes – Details of the connection to the Peel Common WwTW will be agreed with Southern Water as part of a detailed S106/S98 application. Any off-site works delivered by Southern Water will be designed to current standards and would mitigate the effect of additional foul water flows on sewer flood risk.
	Sustainable Urban Drainage Systems	Yes – Attenuation ponds have been delivered to the north and south of the parcel and across the wider One Horton Heath site. This will manage surface water flows from the development
	CEMP	Not applicable – Condition 12 of the outline consent requires the submission of a CEMP prior to commencement on site. These details will be submitted prior to commencement on Quobleigh Breach.

EIA Mitigation/ Enhancement Measures (see Original ES Chapter N, Table N2.1 and ES Addendum Section 9 for mitigation details)		
Theme	Design Mitigation/ Compliance Requirement	Compliance
Noise and Vibration	CEMP to control construction noise emissions and set working limits.	Not applicable – Condition 12 of the outline consent requires the submission of a CEMP prior to commencement on site. These details will be submitted prior to commencement on Quobleigh Breach.
	Acoustic screening to reduce industrial noise impacts with external living areas, and/ or completely removed within proposed habitable rooms.	Yes – Any fixed plant or machinery used on site shall be provided with suitable acoustic attenuation or site at agreed locations, to mitigate the effects of noise as approved in writing by EBC. A Noise Impact Assessment has been submitted as part of the RMA submission to assess noise impacts.
	Mitigation strategy to ensure glazing and ventilation is selected to ensure desirable noise conditions.	Not applicable – As the Quobleigh Breach parcel is not in a location likely to be subject to high noise levels, glazing and mechanical ventilation are not required.
Landscape and Visual	Tree protection, habitat designed transition areas and soil protection and management, control of working hours	Yes – Arboricultural Development Statement submitted with the RMA detailing the tree protection and mitigation measures for the parcel.
	Scheme design, implementation and establishment	Yes – Root protection areas have been retained around trees across the Site and enhancement measures with new planting to be implemented where appropriate.
	Open spaces and maintenance	Not applicable – To be secured via planning condition 65 and through a Landscape and Ecological Management Plan (LEMP)

3. Conclusion

- 3.1.1 As set out in Tables 2-4, the Project Team confirms that the RMA is in compliance with the Outline Planning Permission and the conclusions presented in the Original ES (ES and ES Addenda) remain valid. Therefore, no further EIA information is required for the determination of the application.

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