

## 1.0 INTRODUCTION

- 1.1.1 The Environmental Statement (ES) and its associated Non-Technical Summary have been prepared by Tetra Tech on behalf of Dandara Southern Ltd (hereafter termed the Applicant). This ES accompanies a suite of agreed documents that together form a full planning application being submitted to Havant Borough Council (HBC) for the Proposed Development known as Campdown, which is located off College Road, Purbrook.

## 1.2 INTRODUCTION TO THE SITE

### Site Location

- 1.2.1 The Proposed Development covers an area of approximately 26.751ha and is located to the east of Purbrook and west of the A3(M), approximately 2.5km west of Havant, Hampshire. The UK grid reference for the centre of the Site is SU690069 and is shown on Figure 1.1 .
- 1.2.2 The Site is bounded by Scratchface Lane and the A3(M) along the eastern boundary and College Road forming the western boundary. Further east of the Site lies the residential area of Bedhampton. Portsmouth Golf Course lies directly to the west of the Site. On the north western corner of the Site lies South Downs College.
- 1.2.3 Within the northern extent of the Site is a Schedule Ancient Monument (SAM) comprising a Roman Villa. Beyond this is the neighbourhood of Stakes within the town of Waterlooville which is approximately 15km north of Portsmouth.
- 1.2.4 The south of the Site is bounded by Portsdown Hill Road (B2177) which contains Wayfarer's Walk, a public right of way (PROW). Approximately 1km further south of the site, the A3(M) meets the A27 Havant Bypass overlooking Langstone Harbour and Chalkdock Lake, part of the Langstone Channel.
- 1.2.5 West of the Site is the neighbourhood of Widley.

### Site Description

- 1.2.6 The Site comprises large semi-improved grassland fields currently in agricultural use. The Site is located to the north of Portsdown Hill, decreasing in elevation to the south towards Crookhorn.
- 1.2.7 The southern tip of the site boundary contains a disused pit and the course of a Roman Road bisects the north of the Site.
- 1.2.8 A Public Right of Way (PROW) lines the north of the Site connecting the pedestrian bridge over the A3(M) along Scratchface Lane to the South Downs College and Purbrook Way.

### Site History

- 1.2.9 The majority of the Site is in use as agricultural land, with a Scheduled monument – Littlepark Roman Villa located on the north eastern section of the Site.
- 1.2.10 In 2019, Tetra Tech (formerly WYG) previously coordinated and prepared the EIA for a proposed development at the Campdown site on behalf of Persimmon Homes (Planning Ref: APP/19/01101).

- 1.2.11 The planning application was submitted to Havant Borough Council (HBC) in October 2019 and validated in December 2019 but due to a number of standing objections, the application remains undetermined.

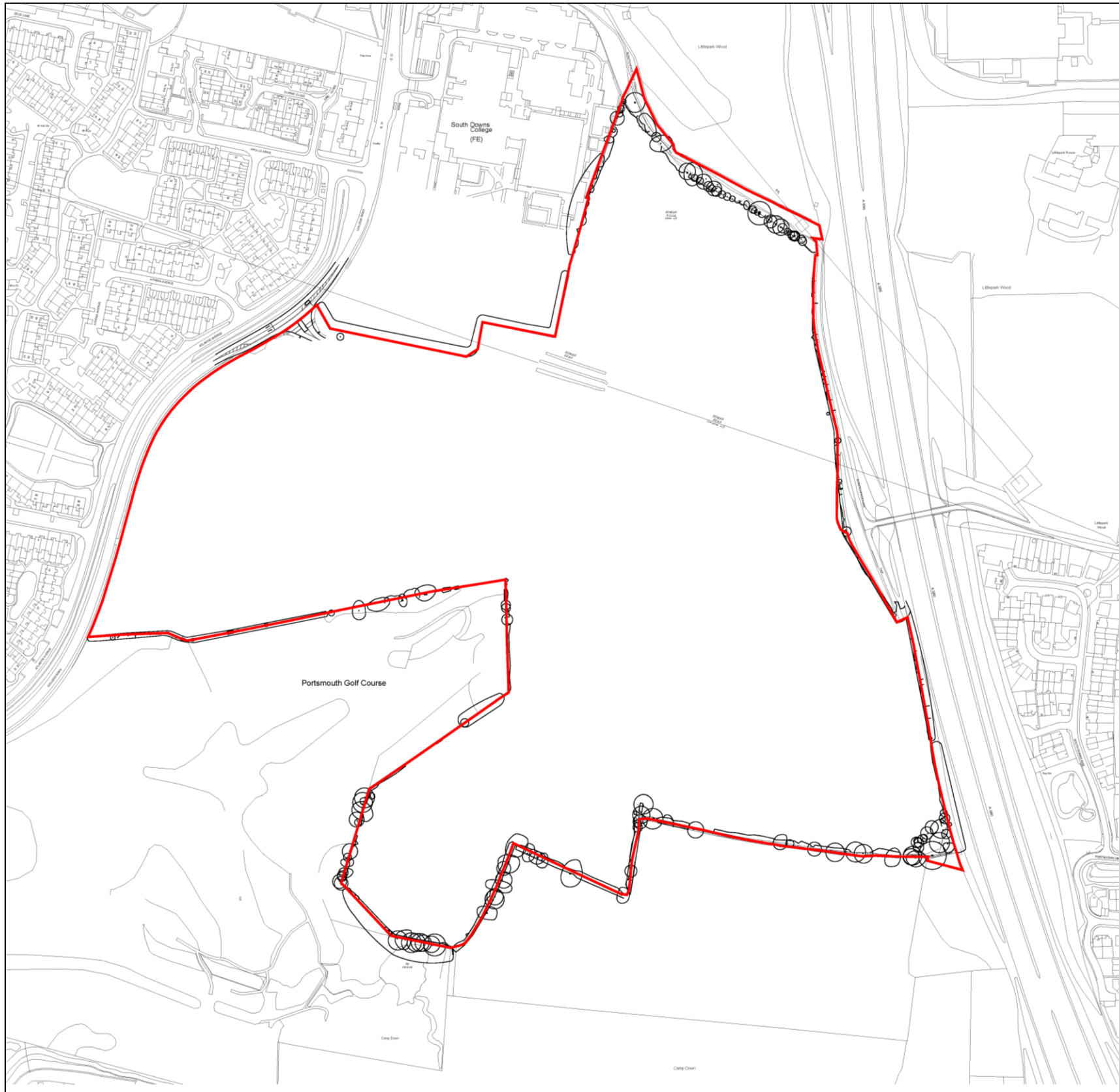
## 1.3 OVERVIEW OF THE PROPOSED DEVELOPMENT

- 1.3.1 The description of development considered as part of this ES is as follows:  
*'Detailed application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access roads, footways and cycleways, pumping station and drainage basins.'*
- 1.3.2 Further details on the proposals are provided in Chapter 3 of this ES.

## 1.4 THE APPLICANT

- 1.4.1 The applicant Dandara is an award winning private developer with over 30 years experience in the sector. They have an established and experienced land and planning team who work to secure planning permissions that meet and exceed the expectations of our clients.
- 1.4.2 Dandara have a depth of understanding of the planning system at the national and local level to approach each project with a planning strategy which ensures that planning permission is achieved in the shortest timeframe to deliver an optimum land value. This strategy could involve securing an allocation for the development of land within a Local Plan or submitting a planning application where an Authority cannot demonstrate a sufficient supply of housing land.
- 1.4.3 The applicant works collaboratively with land owners, local councils and local people to deliver developments that meet and exceed the aspirations of all involved in the process.
- 1.4.4 More information on the applicant can be found on their website: <https://www.dandara.com/>

Figure 1.1 Site Location Plan



## 1.5 LEGAL FRAMEWORK FOR THE ENVIRONMENTAL STATEMENT

- 1.5.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter termed the ‘EIA Regulations’), require that, before consent is granted for certain types of development an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments, which will only require assessment if they give rise to significant environmental effects (Schedule 2 developments).
- 1.5.2 The applicants have determined that the characteristics of the development fall under the following development types within the EIA Regulations:  
*Section 10 (b) of Schedule 2 of the EIA Regulations; ‘Infrastructure Projects’.*
- 1.5.3 The threshold set out in the schedule that indicates whether a development is likely to require an EIA is where ‘the area of the development exceeds 5 hectares or comprises more than 150 units’. In this case, the development has an area of approximately 26.751 Hectares (Ha) and comprises 628 dwellings and therefore, it has been determined that this has the potential to give rise to potentially significant environmental effects, so therefore the project is defined as a Schedule 2 development.
- 1.5.4 Schedule 3 of the EIA Regulations 2017 outlines the criteria that should be applied when determining whether a Schedule 2 development requires EIA. Based on the review of the Schedule 3 criteria and given the scale and characteristics of the site, no EIA screening opinion for the Proposed Development was sought, as it was considered that a development of this size, scale and location should require an EIA.
- 1.5.5 In order to determine the breadth of the assessment, a scoping process was undertaken. This was a formal process undertaken in conjunction with the HBC and other consultees, with the aim of identifying the key topics that needed to be considered as part of the assessment and any particular surveys or investigations that were required as part of the EIA process at an early stage in order to influence the EIA from the outset. An EIA scoping request was prepared by Tetra Tech (formerly WYG) and submitted in February 2018. The subsequent EIA scoping opinion was issued by HBC in April 2018 which confirmed the scope of the ES and that all work should be produced in accordance with the 2017 EIA Regulations.
- 1.5.6 In advance of this revised ES submission Tetra Tech submitted an updated EIA scoping note to HBC in December 2022. This note set out the minor scheme changes proposed from the original application and proposed that the scope of the subsequent ES remain the same as previously agreed in 2018. No comments have been received from HBC at the time of writing this environmental statement.
- 1.5.7 The original HBCs scoping opinion is contained within Appendix 1.1 along with the revised EIA scoping note which is contained within Appendix 1.2. The comments received from consultees throughout this process are summarised and discussed in further detail within Table 2.1 in Chapter 2.
- 1.5.8 Further information on the scoping process undertaken for the EIA is included in Section 2.2 of this ES. The overall process that has been followed in undertaking this EIA is detailed below:

- Collating existing baseline data for the development Site and the surrounding area;
- Identifying features of the existing environment likely to be affected by the Proposed Development;
- Liaison with consultees;
- Undertaking environmental surveys to supplement existing baseline data;
- Identifying the environmental impacts of the Proposed Development;
- Substantiation of the environmental impacts and effects arising from the Proposed Development;
- Providing feedback into the design process;
- Identifying mitigation and enhancement measures; and,
- Reporting the process and assessment findings in an ES report to support the planning submission.

## 1.6 STRUCTURE OF THE ENVIRONMENTAL STATEMENT

- 1.6.1 In undertaking the EIA, current best practice has been referred to, and in particular the guidance set out in Department of the Environment, Transport and the Regions (DETR) Environmental Impact Assessment: A Guide to the Procedures (DETR, 2000) and Institute of Environmental Management and Assessment (IEMA), Guidelines for Environmental Impact Assessment, IEMA Perspectives (IEMA, 2004).
- 1.6.2 In accordance with Regulation 18(3) of the EIA Regulations this ES contains the following information:
- (a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*
- (b) a description of the likely significant effects of the proposed development on the environment;*
- (c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;*
- (d) a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;*
- (e) a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and*
- (f) any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.*
- 1.6.3 Pursuant to Regulation 4(2) of the EIA Regulations, the ES is organised on an EIA topic basis. Each ES chapter provides a brief overview of the legislative and planning policy context relevant to the EIA topic, and an overview of topic-specific baseline conditions is provided to inform the assessment. In

accordance with the EIA scope, agreed through the EIA scoping process, impacts and likely significant effects of the proposed development on the environment are assessed. Where likely significant effects on the environment are identified, mitigation measures are considered and presented together with the residual effects.

1.6.4 Pursuant to Regulation 18(4) each ES topic chapter is ‘based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction)’.

1.6.5 This ES contains the findings and the information of the full EIA, together with the information and data collected during the assessment. The ES comprises the Non-Technical Summary and two volumes, as described below:

#### **Non-Technical Summary**

1.6.6 This is a summary of the ES in a non-technical language; it presents the existing Site conditions, provides a description of the scheme and details the predicted environmental effects of the proposals.

#### **Volume 1: Environmental Statement Main Text and Figures**

1.6.7 This comprises the introduction and policy context, followed by a discrete chapter for each environmental issue examined, and a summary, based on the findings of the technical reports.

1.6.8 The format of the ES written statement (Volume 1) is as follows:

#### **Chapter 1: Introduction**

1.6.9 Presents the background to the development and provides an overview of the assessment process.

#### **Chapter 2: Environmental Impact Assessment Approach**

1.6.10 Describes the approach followed in undertaking the EIA, including an outline of the approach followed in undertaking the assessments and details of the consultation process.

#### **Chapter 3: Description of Proposed Development**

1.6.11 Outlines the main characteristics of the Proposed Development that have been assessed as part of the EIA, covering both the construction and operational phases of the development.

#### **Chapter 4: Scheme Development and Alternatives Considered**

1.6.12 Outline of the main alternatives studied and reasons for the choice of the development Site, taking into account environmental effects.

#### **Chapters 5-12: Impact Assessment and Mitigation**

1.6.13 Describes the baseline conditions for various environmental topics and provides an assessment of significant environmental effects taking into account mitigation measures to be implemented. The following topics have been assessed:

- Traffic and Transport;
- Air Quality;

- Archaeology and Cultural Heritage;
- Landscape and Visual Impact;
- Ecology;
- Noise;
- Water Environment; and,
- Socio-economic.

1.6.14 Each environmental topic listed above is reported in the same format for ease of comparison (outlined below), except in cases where topics have been scoped out of the assessment, this is explained in the relevant chapters where appropriate.

- Introduction
- Methodology and Scope
- Baseline Environment
- Mitigation Within the Submitted Design
- Potential Environmental Effects of the Scheme
- Additional Mitigation, Compensation and Enhancement Measures
- Assessment Summary and Residual Environmental Effects
- References

#### **Chapter 13: Cumulative and Interactive Effects**

1.6.15 Outlines the cumulative developments that have been assessed.

1.6.16 The cumulative assessment also considers the impacts caused by the actions of different projects together with the project being assessed (additive and synergistic impacts) and the impacts between different environmental aspects of a single project (in-combination).

#### **Chapter 14: Conclusion**

1.6.17 Outline of the main conclusions drawn by the assessment including identification of any residual significant effects and a consideration of the potential for secondary, cumulative and synergistic effects. The chapter will also set out all mitigation commitments, including the roles and responsibilities for their delivery and implementation and means by which their effectiveness can be monitored.

#### **Volume 2: Appendices**

1.6.18 This comprises the specialists’ technical reports (as appropriate), and provides supportive background and technical information for the chapters in Volume 1.

1.7 PROJECT TEAM

- 1.7.1 Regulation 18(5) places requirements on the developer to ensure that those preparing the ES are ‘competent experts’. In addition, there is a requirement placed upon the developer that the ES must be accompanied by a statement outlining the relevant expertise or qualifications of such experts.
- 1.7.2 No definition of competent expertise is provided in the EIA regulations. Nevertheless, the Institute of Environmental Management and Assessment (IEMA) has set out advice in a position statement that an individual who can demonstrate all of following may be considered a specialist competent expert in EIA:
  - Full membership relevant professional body;
  - Experience of leading substantive components of topic assessment in EIA; and,
  - Evidence of on-going CPD relevant to topic / content Schedule 4.
- 1.7.3 The EIA project team has been led by consultants Tetra Tech. Tetra Tech is a registrant to the EIA Quality Mark scheme run by IEMA and are regarded as ‘competent experts’ as specified by the EIA Regulations. The ES complied was undertaken with input from specialists within Tetra Tech and other external consultants. The input into the ES from the project team is set out in Table 1.1 below.

Table 1.1 EIA Project team

| Role / Topic                     | Author                                                             | Qualifications               | Verifier                                         | Qualifications           |
|----------------------------------|--------------------------------------------------------------------|------------------------------|--------------------------------------------------|--------------------------|
| EIA Management and Co-ordination | Anastasia Fleming, Principal Consultant, Tetra Tech                | BSc, PIEMA, EIA Practitioner | Ross Phillips Associate, Tetra Tech              | BSc, MRes, MCIEEM, PIEMA |
| Transport and Access             | Caitlin Turley, Principal Transport Planner Paul Basham Associates | BEng (Hons), MCIHT           | Mark Smith Director, Paul Basham Associates      | BA, MCIHT                |
| Air Quality                      | Muhammad Rajput, Principal Consultant, Omnia consulting            | MSc, MIAQM, MEnvSc           | Huw Thomas, Director, Omnia Consulting.          | BEng (Hons) MInstRE      |
| Heritage and Archaeology         | Paul Riggot, Planning Archeologist, MOLA                           | BA, MSc, MCIfA               | Liz Govier, Built Heritage Project Manager, MOLA | BA, MA, MCIfA            |
| Landscape and Visual Impact      | Annelies Earley, Director, Green Landscape Studio                  | BSc(Hons), MA, CMLI          | Jenn Mesuria, Director, Green Landscape Studio   | BSc(Hons), MA            |
| Ecology                          | Trish Holden, Tetra Tech                                           | BSc, MSc, MCIEEM             | David West, Tetra Tech                           | MEnv Sci, CEnv, MCIEEM   |
| Noise                            | Aileen Reed, Principal Consultant, 24 Acoustics                    | BEng MIOA                    | Stephen Gosling, Principal                       | BEng MIOA                |

|                                    |                                                     |                                      |                                                     |                              |
|------------------------------------|-----------------------------------------------------|--------------------------------------|-----------------------------------------------------|------------------------------|
|                                    |                                                     |                                      | Consultant & Director, 24 Acoustics                 |                              |
| Water Environment                  | Terry Seymour, Engineering Director, RCP            | BScEng CEng MICE                     | Leon Darrell, RCP                                   | BSc(Hons), MSc               |
| Socio-economics                    | Paola Arias, EIA Consultant, Tetra Tech             | BSc, MSc, GradIEMA, EIA Practitioner | Anastasia Fleming, Principal Consultant, Tetra Tech | BSc, PIEMA, EIA Practitioner |
| Cumulative and Interactive Effects | Anastasia Fleming, Principal Consultant, Tetra Tech | BSc, PIEMA, EIA Practitioner         | Ross Phillips Associate, Tetra Tech                 | BSc, MRes, MCIEEM, PIEMA     |
| Conclusion                         | Anastasia Fleming, Principal Consultant, Tetra Tech | BSc, PIEMA, EIA Practitioner         | Ross Phillips Associate, Tetra Tech                 | BSc, MRes, MCIEEM, PIEMA     |

1.8 REFERENCES

- 1.8.1 Her Majesty’s Stationery Office (HMSO), 2017. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017