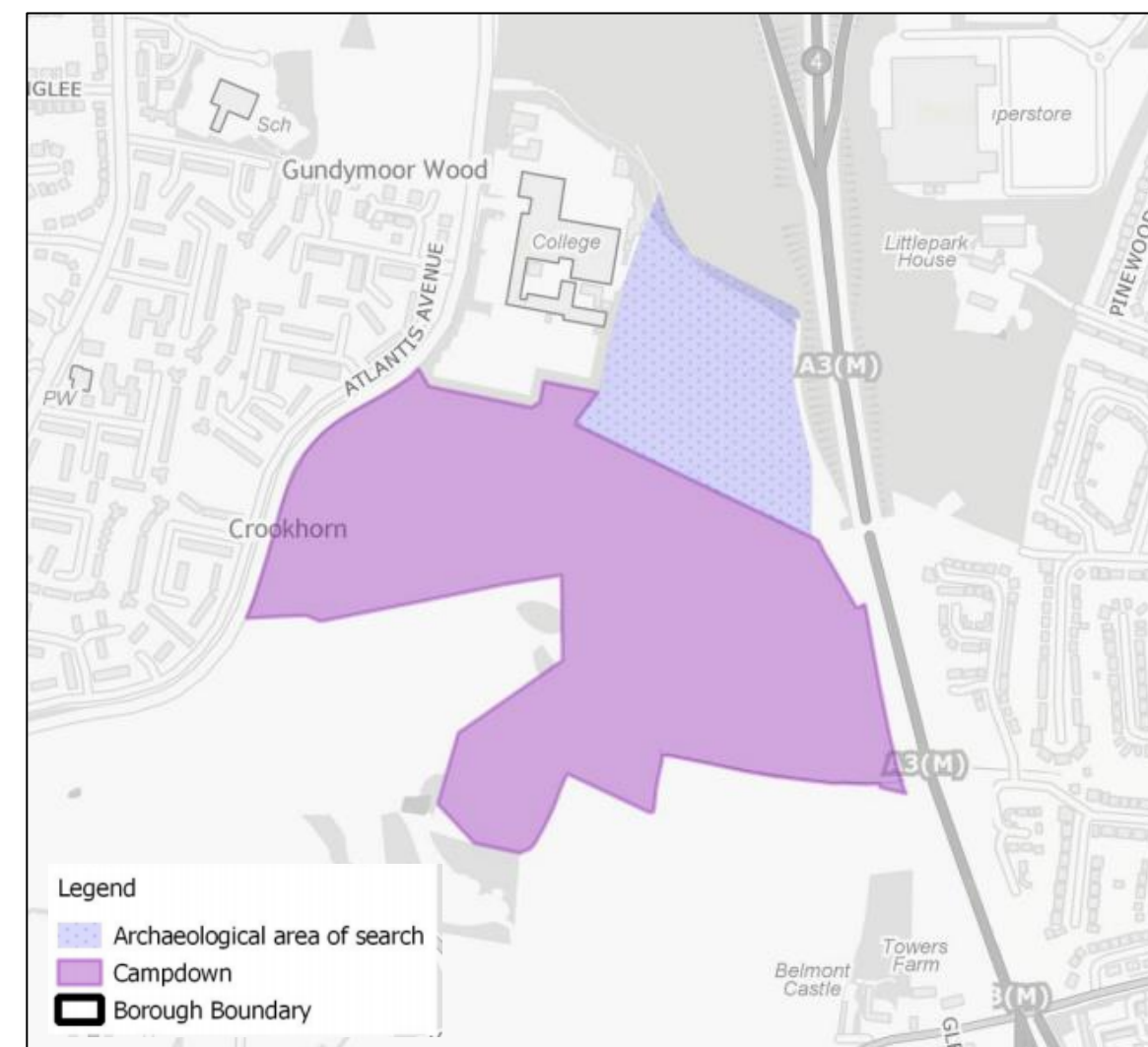


## 4.0 Scheme Development and Alternatives Considered

### 4.1 Site Feasibility and Identification

- 4.1.1 The EIA process started when Persimmon Homes began investigating the development land at Campdown, Purbrook for residential and recreational uses.
- 4.1.2 A number of alternative scenarios were investigated as part of the design process at the initial stage and these are discussed further under Section 4.3 below.
- 4.1.3 A 'call for sites' exercise was first undertaken in 2007 and most recently in early 2016 as part of the emerging Havant Borough Local Plan process. In 2016, Havant Borough produced a Strategic Housing Land Availability Assessment (SHLAA). This assessment considered all the sites that had been submitted by landowners and developers to the Council for consideration for development as part of the Local Plan. As part of the initial assessment process, the SHLAA screened the sites against a list of criteria based on national policies and size. These included designations such as Areas of Outstanding Natural Beauty (AONB), areas of Heritage Conservation, national and European nature conservation sites and areas within Flood Zones 2 and 3. The proposed site was identified as a Strategic Site (STR2) and considered in the SHLAA. The site was initially allocated as 'Strategic Site 1: Campdown', comprising of the area between Denvilles and Emsworth however in 2016 was split into two functionally separate sites – Land east of College Road (UE70) and Land north of Fort Purbrook (UE72).
- 4.1.4 The SHLAA was then further updated in January 2019 in order to include appropriate sites that were promoted to the authority during the Regulation 18 Local Plan consultation at the beginning 2018 as well as through the 2016 call for sites. As part of this assessment the Proposed Development is identified as a Developable Housing Site as Campdown (WV6) with the potential site yield from 21/03/18. The potential constraints, impacts and considerations outlined within the SHLAA are the following:
- Variations in site levels;
  - Noise from A3(M);
  - Potential for archaeological remains in northern part of the Site;
  - Gas pipeline and associated buffer along western boundary of the Site;
  - Most of the Site is identified as a Primary Support Area for Solent Waders and Brent Geese; and,
  - Part of Site within MSA.
- 4.1.5 The site is allocated for a mixed-use residential development under Policy H40 'Campdown' of the Pre-Submission Havant Borough Local Plan 2036. Policy H40 allocates the site for a mixed-use development of about 560 dwellings, a convenience store, open space and community centre with sporting facilities.
- 4.1.6 The Site allocated as part of the H40 Policy is shown on Figure 4.1 below.

**Figure 4.1 H40 Site Allocation**



- 4.1.7 The Pre-Submission Local Plan 2036 identifies the following opportunities and constraints for the allocated site:
- This is a greenfield Site;
  - There are three Scheduled Monuments within the vicinity of, and on the Site;
  - There is the potential for archaeological remains on-site;
  - The far north of the Site is made up of Littlepark Wood, which is designated as a SINC and protected by a woodland TPO;
  - The Site lies in a Local Ecological Network Opportunity Area;
  - There is an opportunity to provide access to Littlepark Wood for informal recreation;
  - Most of the Site is identified as a Primary Support Area for Solent Waders and Brent Geese;



- The Site is within the Bechstein's bat area of search;
- The Site's landscape value is particularly sensitive, being largely elevated on Portsdown Hill;
- There are high quality hedgerows within and surrounding the Site;
- Scratchface Lane, a public right of way (Bridleway 28), runs adjacent to the Site, linking via footbridge over the A3(M) to Bedhampton and Leigh Park. Footpath 26c also crosses the Site near to the Roman Villa.
- National Cycle Network route runs close to the west;
- The Site is Groundwater SPZ 1c for the Bedhampton and Havant Springs;
- The A3(M) runs along the eastern boundary of the site;
- A 3.2 ha area to the south-east of the site was previously used as landfill and there is probable landfill elsewhere on or near the Site;
- The site is close to the former Morelands Battery with a risk of unexploded ordnance;
- Off-site water mains reinforcement is likely to be required;
- The south of the site is in the Minerals Safeguarding Area as defined by the Hampshire Minerals and Waste Plan because it is likely to be underlain by sand and gravel;
- Development would create a capacity issue at Morelands School. An appropriately scaled contribution will need to be made towards education provision for the expansion of Morelands School; and,
- The Site overlays a Secondary A Aquifer for bedrock.

sustainability matrix against a range of other candidate sites around Havant and across the wider district and it was determined that this site offered a more appropriate and sustainable location for potential development.

## 4.2 Scheme Development

4.2.1 In accordance with Schedule 4, Paragraph 2 of the EIA Regulations (HMSO, 2017) the ES is required to include an outline of the main alternatives considered in developing the proposal and the reasons for the choice to be taken forward. In this, consideration is given below to the potential firstly for an alternative site and secondly for alternative development proposals.

### Alternative Sites

- 4.2.2 Building on the assessment for the SHLAA, a more in-depth analysis of every site was undertaken. This was presented in the form of a Sustainability Appraisal used to help identify issues, test options and identify the preferred option that forms the basis of the site allocation. Therefore, a robust evidence base exists that supports the proposed site to be suitable for the proposed development and perform better than alternative sites.
- 4.2.3 However, consideration as to which sites should be allocated within the emerging Local Plan was provided as part of the sustainability appraisal which was undertaken to inform the site selection for the proposed submission. A summary of the sustainability appraisal undertaken in 2016 by HBC for the site is provided within Table 4.1 below which details some of the significant positive and negative effects which were identified for the site against the Sustainability Objectives. These potential effects were assessed within a

**Table 4.1 Extract Summary from the Sustainability Appraisal of the Havant Borough Local Plan Housing Statement (November 2016)**

| Objective Number | Sustainability Assessment Objective                                                                                                                                                                                                                                                                           | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1                | Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities                                                                                                                                                                                   | Addressing housing need and creating high quality housing will help attract employers and skilled employees, helping to develop a strong economy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2                | Provide affordable, environmentally sound and good quality housing for all                                                                                                                                                                                                                                    | The development of 350 dwellings will help meet this objective, potentially also providing approximately 100 affordable dwellings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3                | Safeguard and improve community health, safety and wellbeing                                                                                                                                                                                                                                                  | The site is located north of Portsdown Hill where there are good opportunities for informal recreation, including cycling and walking. The site is also located near to Portsmouth Golf Course. Formal opportunities for recreation exist at Waterloo Leisure Centre. The Solent is located to the south, again with opportunities for informal recreation, such as walking and sailing.                                                                                                                                                                                                                                                                                                                     |
| 4                | Promote and support climate change mitigation and adaptation through reducing Havant's greenhouse gas emissions from all sources and plan for anticipated levels of climate change                                                                                                                            | The site is located near South Downs College and Crookhorn Lane which provide a number of bus services to Waterloo town centre, Portsmouth and Havant. It is, however, acknowledged that the loss of open green space will reduce the ability of the natural environment to help mitigate against climate change.                                                                                                                                                                                                                                                                                                                                                                                            |
| 5                | Reduce the risk of flooding from all sources and the resulting detriment to public wellbeing, the economy and the environment. Take a sequential approach to development and avoid putting more people and property at risk of being affected by flooding, where possible. Manage flood risk where necessary. | The site is not located in flood zone 2 and 3. It is, however, acknowledged that the loss of open green space will reduce the ability of the natural environment to help mitigate against flood risk. On site mitigation measures may be required.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 6                | Protect, enhance and manage buildings, features, areas and landscapes of archaeological, historical and cultural heritage importance and their setting                                                                                                                                                        | The site is located within the vicinity of Fort Purbrook, a scheduled monument and grade II listed building. Appropriate surveys and necessary measures will be required to ensure the appropriate protection, enhancement and management of these historic features both prior to and during development. Until appropriate investigations are carried out, some uncertainty remains in respect of this objective.                                                                                                                                                                                                                                                                                          |
| 7                | Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.                                                                                                                                              | It is accepted that the development of this site will have a significant effect on what is currently open landscape. While comprehensive development will help maximise opportunities to create new distinctiveness and sense of place, there will be a significant change and loss of open landscape character.                                                                                                                                                                                                                                                                                                                                                                                             |
| 8                | Protect, enhance and manage biodiversity and geodiversity – supporting the enhancement and connectivity of ecological green networks                                                                                                                                                                          | It is accepted that the development of this site will have a significant effect on what is currently open green space, providing habitats for a range of species. But comprehensive development will help maximise opportunities to create new habitats and wildlife corridors while international, national and local policies exist to help protect these habitats, ensuring no detrimental loss.                                                                                                                                                                                                                                                                                                          |
| 9                | Protect and conserve natural resources                                                                                                                                                                                                                                                                        | Hampshire County Council have identified that the site is likely to be underlain by clay. Prior extraction of minerals to avoid sterilisation by development is not always feasible or practicable and investigation will be required at individual site level before development proceeds to determine whether it is appropriate for prior extraction or if the merits of development outweigh the safeguarding. Portsmouth Water have confirmed that the site is within SPZ 1C (groundwater Special Protection Zone 1C). Agricultural Land Classification maps indicate that the site contains poor agricultural land (grade 4). In addition, the site is used to raise horses and not for arable farming. |
| 10               | Reduce waste generation and disposal, and promote the waste hierarchy of reduce, reuse, recycle/compost, energy recovery and disposal                                                                                                                                                                         | The development impact of this objective is partly dependant on design and layout and will be influenced by relevant development management policies as well as the Hampshire Minerals and Waste Strategy. Hampshire County Council has a strong record of effective waste management. The nearest waste and recycling centres are on Harts Farm Way, Havant and the Waterloo Household Waste Recycling Centre.                                                                                                                                                                                                                                                                                              |
| 11               | Improve the efficiency of transport networks by increasing the proportion of travel by sustainable modes, by promoting policies which reduce the need to travel and provide opportunities for walking and cycling                                                                                             | This site is well located for bus services and cycle routes along College Road (and later Crookhorn Lane) which provides access to Waterloo and Havant. In addition, the site is in close proximity to South Downs College. Nevertheless, the site is located some distance from local shopping facilities, thus car use is likely.                                                                                                                                                                                                                                                                                                                                                                          |



## Chapter 4 – Scheme Development and Alternatives Considered

| Objective Number | Sustainability Assessment Objective                                                                                 | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12               | Improve air, water (ground and surface) and soil qualities through reducing pollution both diffuse and point source | New homes will increase the demand for water and increase pressure on wastewater capacity. This location is served by Budds Farm waste water treatment works. The development impact of this objective is partly dependent on design and layout and will be influenced by relevant development management policies and the planning application process. Moreover, further work will continue to be carried out regarding the impact of air quality at European sites. |
| 13               | Reduce poverty and social exclusion and close the gap between the most deprived areas in the borough                | A residential development of this size will generate approximately 100 affordable dwellings.                                                                                                                                                                                                                                                                                                                                                                           |
| 14               | Ensure easy and equitable access to services, facilities and opportunities                                          | The site is well located for bus, road and cycle access but future residents of development on this site would need to travel to access services and facilities.                                                                                                                                                                                                                                                                                                       |

### Alternative Development Scenarios / Design Iterations

- 4.2.4 Whilst the Development Site is identified by the clients as being the preferred location to accommodate development of this nature, and forms an allocated Site within the Havant Local Plan, during preparation of the proposal, a series of development scenarios have evolved for the Site that seek to accommodate both the aspirations of the client, HBC, consultees and the general public.
- 4.2.5 Over a number of years, a series of baseline studies have been undertaken at the Site, the results of which are referenced in the various chapters of the ES. The results of these surveys have been used to refine the iterative masterplan into a position where it could be reviewed and consulted upon.
- 4.2.6 The overall layout of the Proposed Development has followed a process of design development which was predominantly engineering led by way of the set access point, topography and historical assets.
- 4.2.7 An appraisal of the surrounding land uses and site characteristics have identified a number of constraints and opportunities which have shaped the Proposed Development.
- 4.2.8 The physical site constraints and opportunities along with the responses from the consultation undertaken have provided the framework within which the layout design has evolved. The constraints and opportunities identified comprise the following:

#### Constraints:

- Defined access point
- Significant and protected trees on the boundaries and in some places in the site - this also includes hedgerows
- Scheduled Monument (SM)
- Topography
- Drainage, requirements of balancing pond
- Requirement of pedestrian connections
- Adjacent development (College allocation)
- Motorway noise
- Public rights of way
- Service easement

#### Opportunities:

- Enhancement and provision of Public Open Space
- Provide connections through the site
- Contribution to the housing needs of the district though the provision of both open market and affordable housing.
- Enhanced landscaping at site boundaries
- Emerging plan compliance

- Emerging Local Plan Policy H40

#### Scheduled Monument

- 4.2.9 The original area covered by the Scheduled Ancient Monument was overlaid onto the constraint plan and this was used to inform the scheme. However, part way through the scheme the scheduled area has been applied to be revised. The revised schedule area has been proposed and has been submitted to the Secretary of State to ratify, with the scheduled area being subject to further amendments.

#### Local Plan Policy H40

- 4.2.10 Policy H40 of the Local Plan required that the proposed allocation provided sports and playing field provision to address the shortfall and consequent demand in the area. Following the publication of the emerging local plan and further assessment prior to final review, no shortfall in the number of sports pitches and relevant facilities were identified. As such, the parcel of land within the Proposed Development boundary identified as suitable for a sports pitch has been amended further and now comprises additional dwellings.
- 4.2.11 With the other constraints and opportunities in mind, the scheme has been designed following a number of stages of the masterplan layouts.
- 4.2.12 The Stage 1 layout set the main constraints of the Site also taking into account the potential opportunities. The main aim of the initial masterplan as illustrated in Figure 4.2 was to form the hierarchy of the streets and housing blocks. This was followed by further refinement of the masterplan in line with the detailed policies and the results from the undertaken technical reports.

**Figure 4.2 Indicative Masterplan – Stage 1**



- 4.2.13 Stage 2 of the masterplan as illustrated in Figure 4.3 focused on the number of dwellings the Proposed Development can accommodate. Following several engineering assessments, some of the housing blocks were re-aligned during this stage to ensure that aesthetics of the scheme.

**Figure 4.3 Indicative Masterplan – Stage 2**



- 4.2.14 Stage 3 of the masterplan as illustrated in Figure 4.4. further refined the north element of the scheme. The design assessment for this parcel of the Site ensured better permeability in this area and created further visual interest to the street scene.
- 4.2.15 During this stage, the entrance to the site and the main spine road proposed were further refined to create a more inclusive approach into and through the Site. The revised spine road can now be clearly distinguished through the Site, articulated through the use of dwellings fronting on to this eminent.

**Figure 4.4 Indicative Masterplan – Stage 3**



- 4.2.16 Stage 4 of the masterplan as illustrated in Figure 4.5 took into account that the sports pitch requirement in line with the Local Plan was not longer required. Therefore, additional dwellings were sitesd to the south of the Site.
- 4.2.17 The area of scheduled ancient monument was amended to reflect the likely revised scheduling area from Historic England. It was therefore determined that the proposed dwellings surrounding the ancient monument should front the asset.
- 4.2.18 At the entrance of the Site a retail unit was added in line with the policy requirement. A potential future link into the college site from the spine road was also provided within the Stage 4 revision.
- 4.2.19 Stage 4 also comprised further refinement of the housing elements following further input from the engineering team.

**Figure 4.5 Indicative Masterplan – Stage 4**



- 4.2.20 Stage 5 as illustrated in Figure 4.6 comprised the re-orientation of the dwellings in the north section of the Site to run with the topographical contour lines.
- 4.2.21 Stage 5 also comprised the final stage of the masterplanning process for both Phase 1 and the remaining of the Site; for which the final masterplan is illustrated below.



Figure 4.6 Final masterplan



4.3 Approach to Consultation

- 4.3.1 Persimmon Homes and their consultants have undertaken extensive discussions with statutory and non-statutory consultees, the local community and landowners, with the accumulated findings all having an influence over the evolution of the design and the scope of the EIA. Consultation began at the earliest stage of the development to establish feasibility and has progressed through to the submission of the planning application. A full and comprehensive pre-application exercise was undertaken with HBC with a detailed response provided in December 2017.
- 4.3.2 The response provided from HBC included comments from numerous statutory and non-statutory consultees. These included
- Natural England;
  - Hampshire County Council (HCC) Ecology;
  - Hampshire and Isle of Wight Wildlife Trust;
  - Portsmouth Water;
  - Southern Water;
  - HBC Engineering Services;

- HBC Environmental Health;
  - Historic England;
  - HCC Archaeologist;
  - HCC Minerals and Waste;
  - Sports England;
  - Forestry Commission, South East and London Area; and,
  - Forestry Commission.
- 4.3.3 A number of meetings have been held with Planning Officers from HBC and HCC. The proposals have been discussed in detail and revisions made to the scheme where appropriate, along with the supplementary details that have also been discussed and agreed prior to this submission. A developer consultation forum gave the client an opportunity to present the scheme proposals to the Council, other interested parties and some members of the public. This event was held on the 28<sup>th</sup> of February 2018.
- 4.3.4 The Proposed Development was also subject to public consultation held at the Phoenix Centre on the 22<sup>nd</sup> of May 2018.
- 4.3.5 Approximately 10,000 leaflets were distributed to dwellings and local business surrounding the Site. Attendees had the opportunity to comment on the application to Persimmon at the event or send any representations to Persimmon Homes.
- 4.3.6 The event was well attended. The main queries raised by the attendees comprised:
- Traffic generation during the operational phase of the development;
  - Traffic concerns in the local area and its surroundings;
  - Potential pressure on the educational facilities in the local area; and,
  - Potential pressure on the existing GP surgeries.
- 4.3.7 A Statement of Community Involvement (SCI) has been submitted in support of the Planning Application for the Proposed Development, which includes full details of consultation undertaken and issues raised by respondents, those issues pertinent to the EIA process are set out in the sections below.

Technical Consultation

- 4.3.8 Technical consultation directly related to the production of this ES has included:
- Baseline data collection; and,
  - Details of consultation through EIA scoping.
- 4.3.9 Further details of technical consultations are provided in each technical chapter and within Table 2.1 in Chapter 2.

4.4 Limitations

- 4.4.1 The work carried out in undertaking this EIA for the Proposed Development has been based on available data and information and gathered survey data to supplement existing gaps, the work assumes that this data and information is correct and representative. The assessment is also based upon the scheme as set



out above and has assumed that all best practice and regulatory requirements will be met, should this not be the case there is the potential that the environmental effects might differ from those assessed here. However, it is not considered that this is a likely scenario.

#### **4.5 Summary**

- 4.5.1 The Client and their consultant team have been keen throughout to ensure that the views of all interested parties have been taken into account in the design development of the scheme, where environmental and other constraints have been identified these have been built into the design to ensure that the solution presented in this planning application demonstrates an appropriate scheme that takes into account stakeholder views.