

1 April 2026

Attention: Havant Borough Council
Planning Development
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

SLR Project No.: 439.061509.00001

Land off St Mary's Road Hayling Island Environmental Impact Assessment Compliance Statement

Land off St Mary's Road, Hayling Island: Environmental Impact Assessment Compliance Statement

Introduction & Background

Gladman Developments Limited (the Applicant) has commissioned SLR to provide an Environmental Impact Assessment (EIA) Compliance Statement in support of an outline planning application with all matters reserved except for means of access for the development of up to 300 dwellings (hereafter referred to as the 'Proposed Development') on land off St Mary's Road, Hayling Island.

The Proposed Development was subject to an EIA undertaken in accordance with the Town and Country Planning (EIA) Regulations 2017, and the application was accompanied by an Environmental Statement (ES), dated November 2025 ('the November 2025 ES').

Following submission of the November 2025 ES, a minor amendment to the application boundary has been made to reflect landownership considerations. This EIA Compliance Statement considers this amendment against the November 2025 ES. It demonstrates that the change in the redline application boundary, and accordingly the parameters detailed below, will not give rise to any additional or materially different significant environmental effects and that the conclusions reached within the November 2025 ES remain relevant and up to date.

Updated Parameters

The amendment to the application boundary results in revised parameters for application area (previously up to 11.77 ha, and now up to 11.64 ha) and the proposed minimum Green Infrastructure (GI) area (formerly a minimum of 4.21 ha and now a minimum of 4.08 ha) when compared to those considered in the November 2025 ES. These amendments are shown on an updated Location Plan (Rev E) and Parameters Plan (Rev H), which can be found enclosed.

No further changes have been made to the parameters considered in the November 2025 ES.

These revised parameters have been reviewed against the technical chapters and assessments within the November 2025 ES to ascertain whether these give rise to any materially new or materially different significant environmental effects from those that it

reported, or whether any further environmental information needs to be provided. The results of this exercise are summarised in **Table 1** below.

Table 1: Technical Review of the November 2025 ES

ES Chapter	Comments/Justification
Air Quality	There will be no change to the developable area, development numbers, and to traffic data. Consequently, the assessments undertaken as part of the November 2025 ES in relation to this subject remain robust, and no further assessment is required. Conclusion: The conclusions of the November 2025 ES remain valid.
Ecology	The changes to the Proposed Development will not result in new or different significant effects, with respect to ecology, to those reported in the November 2025 ES. Updated headline Biodiversity Net Gain (BNG) and Nutrient Budget calculations have been undertaken (see enclosed) to reflect the amended site area, demonstrating that the Proposed Development could still provide a BNG in excess of 10% and would remain 'nitrogen negative' (i.e. a betterment on neutrality). Although the minimum open space parameter has reduced by 0.13 ha, the Site will continue to provide an area of open space above local requirements. The area of land proposed for a Brent Goose and & Wader Refuge would now be approximately 25% larger than the main application site (previously approximately 24% larger). Conclusion: The conclusions of the November 2025 ES remain valid.
Transport	As there will be no change to the developable area, and hence the number of dwellings will not change (300 dwellings are still proposed), there will not be any change to traffic data, therefore the assessments and conclusions in relation to Transport will remain as set out in the November 2025 ES. Conclusion: The conclusions of the November 2025 ES remain valid.
Soils and Agricultural Land	The reduction in the Site boundary will not be significant when considering the impacts on Soils and Agricultural Land. The reduction in the Site boundary will prevent the loss of a minor area of agricultural land, hence there will be a minor reduction in the effect presented within the November 2025 ES, however this will not be of a scale that will affect the conclusions. Conclusion: The conclusions of the November 2025 ES remain valid.
Water Environment	The Proposed Development as amended will not alter the previously considered hydrological environment or flood risk of the Site or surrounding area, therefore the assessments and conclusions in relation to Water Environment remain as set out in the November 2025 ES. Conclusion: The conclusions of the November 2025 ES remain valid.
Rights of Way, Access and Recreation	There will be no change to the November 2025 Rights of Way, Access and Recreation ES chapter as a result of the change to the Site boundary. The sensitive receptors will remain as assessed in the November 2025 ES, and there will be no significant effects on these receptors as a result to the amendments to the Proposed Development. Conclusion: The conclusions of the November 2025 ES remain valid.
Vulnerability to Accidents and Disasters	The reduction in the Site boundary and GI will not influence the assessments made within the Vulnerability to Accidents and Disasters November 2025 ES Chapter, as the Site area is not of relevance when considering Vulnerability to Accidents and Disasters. Conclusion: The conclusions of the November 2025 ES remain valid.

As reported in Table 1, the amendment to the proposed redline application boundary does not result in any materially different or additional likely significant environmental effects to those reported in the November 2025 ES. It is therefore concluded that the findings of the November 2025 ES remain valid to support the Proposed Development, as amended.

Yours Sincerely,

SLR Consulting Limited

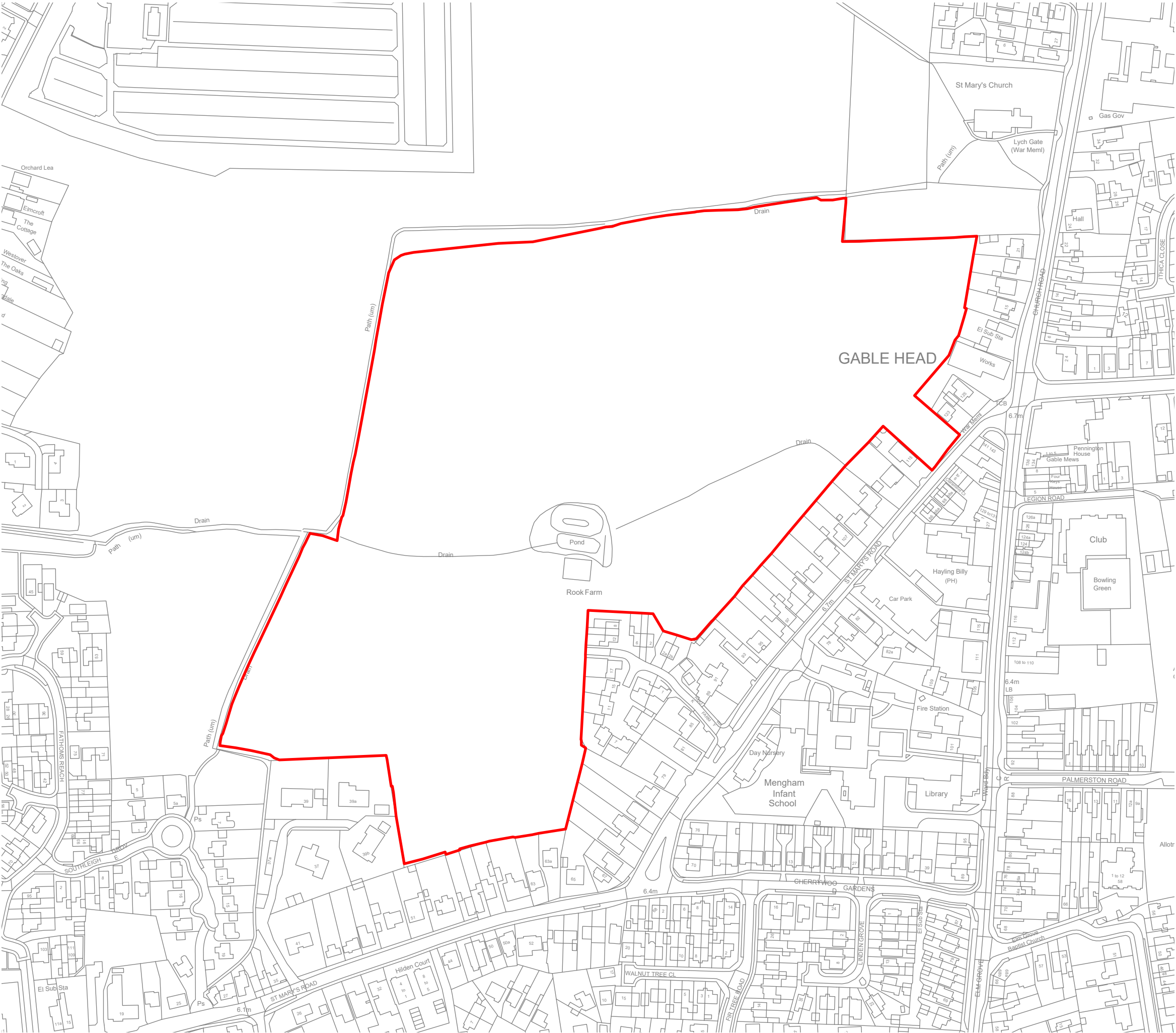
Encl.

Location Plan (Rev E)

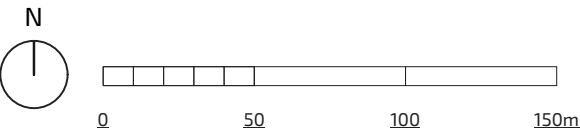
Parameters Pan (Rev H)

Statutory Biodiversity Metric Headline Results

Nutrient Budget Calculations Headline Results



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Site Boundary

E	04.03.26	Updated site boundary.	CHR / SJD
rev	date	description	drwn / chkd

client
Gladman Developments Ltd
project

**Land off St Mary's Road,
Hayling Island**

title
LOCATION PLAN
scale
1:2,500 @ A3

number	status	rev
7478-L-05	S3	E



KEY

Site Boundary:

11.64ha

BUILT DEVELOPMENT

7.56ha

Proposed Residential Area
[up to 300 dwellings @ 40 dph]

7.53ha

Proposed Surface Water Pumping
Stations (Indicative Location)

0.03ha

GREEN INFRASTRUCTURE

4.08ha

Existing Trees & Hedges
(Purple hatch indicates vegetation proposed
to be removed.)

Existing Pond & Ditch

Existing Building to be Demolished

Green Space - includes public open space,
planting, landscaping, buffers, allotments,
community gardens, and habitat creation

Proposed SuDS Basins

Proposed Local Equipped
Area of Play
[LEAP]

400m2

Proposed Teenage Provision

225m2

Proposed South West / North East View
Corridor

ACCESS & MOVEMENT

Proposed Indicative Road Network
including Highway, Verge, Tree Planting &
Footpath

Proposed Emergency Access

Proposed Principal Access to Highway

Proposed Pedestrian / Cycle Connection

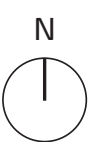
Potential Future Pedestrian / Cycle
Connection

Existing Public Right of Way

Proposed Pedestrian / Cycle Routes

SURROUNDING AREA

Listed Building - Grade II*



Land off St Mary's Road, Hayling Island

Headline Results

Scroll down for final results [▲](#)

Return to
results menu

On-site baseline

Habitat units	30.36
Hedgerow units	1.12
Watercourse units	2.08

On-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units	23.75
Hedgerow units	4.63
Watercourse units	2.75

On-site net change

(units & percentage)

Habitat units	-6.61	-21.77%
Hedgerow units	3.51	313.27%
Watercourse units	0.67	32.42%

On-site net gain is less than target set [▲](#)

Off-site baseline

Habitat units	33.58
Hedgerow units	0.00
Watercourse units	0.00

Off-site post-intervention

(Including habitat retention, creation & enhancement)

Habitat units	63.16
Hedgerow units	0.00
Watercourse units	0.00

Off-site net change

(units & percentage)

Habitat units	29.58	88.09%
Hedgerow units	0.00	0.00%
Watercourse units	0.00	0.00%

Combined net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units	22.97
Hedgerow units	3.51
Watercourse units	0.67

Spatial risk multiplier (SRM) deductions

Habitat units	0.00
Hedgerow units	0.00
Watercourse units	0.00

FINAL RESULTS

Total net unit change

Habitat units	22.97
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Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Hedgerow units	3.51
	Watercourse units	0.67

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	75.65%
	Hedgerow units	313.27%
	Watercourse units	32.42%

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	30.36	33.40	0.00
Hedgerow units	10.00%	1.12	1.23	0.00
Watercourse units	10.00%	2.08	2.28	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Nutrients from wastewater

This sheet contains 2 tables. The tables are separated by a heading, which describes the following table.

Note: You will need to fill in cells B5 to B10 in the first table 'Water infrastructure information'. Cell B11 is automatically calculated and will state '0.00' unless the user inputs have been entered. Cells A12 to A13 and B12 to B13 are automatically generated and will state 'Not applicable' depending on the inputs to cells B5 and B10. You may need to fill in cell C11 depending on the information you entered in cell B10. Cells C5 to C10 and cells C12 to C13 are intentionally blank cells.

You do not need to fill in any cells in the second table 'Final calculation of nutrient load from wastewater'. Cells B17 to B19 are automatically calculated and will state '0.00' unless the user inputs have been entered to the first table 'Water infrastructure information'. Cells A20 to A23, cell B21 and cell B23 are automatically generated and will state 'Not applicable' depending on the user inputs to the first table 'Water infrastructure information'. Cell B16, cell B20 and cell B22 are intentionally blank cells.

How to fill in the table "Water infrastructure information"

Cell B5: Enter the date of first occupancy.

Cell B6: Enter the average occupancy rate of the development. The default rate is 2.4, this should not be edited without sufficient evidence.

Cell B7: Enter the water usage. This value should be kept at 120 unless other efficiency measures are used.

Cell B8: Enter the total number of dwellings or units that will be within the development site as of the project completion date.

Cell B9: Choose whether the development can apply deductible acceptable loading from the dropdown list.

Cell B10: Choose the receiving wastewater treatment works (WwTW) from the dropdown list.

If you select 'Package Treatment Plant user defined' or 'Septic Tank user defined', you must enter their certified value of total nitrogen (TN) in cell C11. Otherwise the default values will be used in the calculation of the nutrient load associated with wastewater.

Nutrient permits may be changing for the WwTW you select, from 01/01/2025, or 01/04/2030. If the date of first occupancy is in-between changing permit dates, multiple permit limits may be automatically generated in cells B11 to B13. If applicable, up to 3 values for the nutrient loading associated with wastewater will be presented in cell B19, B21, and B23.

Water infrastructure information

Description of required information	Data entry column - user inputs required	Additional data entry column - user inputs may be required
Date of first occupancy (dd/mm/yyyy):	01/01/2027	
Average occupancy rate (people/dwelling or people/unit):	2.40	
Water usage (litres/person/day):	120	
Development proposal (dwellings/units):	300	
Include deductible acceptable loading?	Yes	
Wastewater treatment works:	Budds Farm WwTW	
Current wastewater treatment works N permit (mg TN/litre):	7.70	
Not applicable	Not applicable	
Not applicable	Not applicable	

Final calculation of nutrient load from wastewater

Description of values generated	Values generated
Wastewater nutrient loading	
Additional population (people):	720.00
Wastewater by development (litres/day):	86400.00
Annual wastewater TN load (kg TN/yr):	218.69
Not applicable	
Not applicable	Not applicable
Not applicable	
Not applicable	Not applicable

Nutrients from current land use

This sheet contains 2 tables. The tables are separated by a heading, which describes the following table.

Note: You will need to enter in cells B5 to B8 in the first table 'Current land use information'. You will need to fill in cells A11 and B27, and B11 to B27 in the second table 'Current land use'. Cells B28 and C11 to C28 are automatically calculated and will state '0.00' unless the user inputs have been entered. Cell D21 to D27 are automatically generated and will state 'Not applicable' depending on automatically generated data in cells C11 to C27. Row 28 is a Total Row. The Total Row states 'Totals' in cell A28 and automatically calculates the total sum of cells B11 to B27 in cell B28 and C11 to C27 in cell C28. Cell D28 is intentionally blank.

How to fill in the table 'Current land use information'

Cell B5: Choose the operational catchment the site is located within from the dropdown list.

Cell B6: Choose the soil drainage type associated with the predominant soil type within the

Cell B7: Choose the annual average rainfall the development will receive from the dropdown list. If the rainfall volume is not on the list, select the nearest value.

Cell B8: Choose whether the development is in a nitrate vulnerable zone (NVZ) from the

dropdown list.

How to fill in the table 'Current land uses'

How to fill in the table 'Current land uses'
Cell A11-A27: Choose the existing (pre-development) land use type(s) from the dropdown list.

Cells B11-B27: Enter the area in hectares of each land use type.

The nutrient load from current land uses is shown in cells C11-C27 for total nitrogen (TN).

The total nutrient load from current land uses is shown in cell C28 for TN.

Current land use information

Description of required information	Data entry column - user inputs required
Operational catchment:	East Hampshire Rivers
Soil drainage type:	Naturally wet
Annual average rainfall (mm):	675.1 - 700
Within nitrate vulnerable zone (NVZ):	Yes

Current land uses

Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)	Notes on data
General	11.64	191.12	In the absence of real world data, this figure has been generated using the most relevant average nutrient export coefficient.
Cereals	14.60	352.34	In the absence of real world data, this figure has been generated using the most relevant average nutrient export coefficient.
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
		0.00	Not applicable
Totals:	26.24	543.46	

Nutrients from future land use

This sheet contains one table.

Note: You will need to fill in cells A5 to A21 and B5 to B21. Cells B22 and C5 to C22 are automatically generated calculations and will state '0.00' unless the user inputs have been entered. Row 22 is a Total Row. The Total Row states 'Totals:' in cell A22 and automatically calculates the total sum of cells B5 to B21 in cell B22 and C5 to C21 in cell C22.

How to fill in the table 'Future land uses'

Cells A5-A21: Choose the future (post-development) land use type(s) of landcover present on the new site from the dropdown list

Cells B5-B21: Enter the area in hectares of each land use type.

The nutrient load from future land uses is shown in cells C5 to C21 for total nitrogen (TN).

The total nutrient load from future land uses is shown in cell C22 for TN.

Future land uses

New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Greenspace	0.87	2.61
Open urban land	3.21	24.20
Residential urban land	7.56	96.70
		0.00
Residential urban land	14.60	186.74
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	26.24	310.25

Final nutrient budgets	
This worksheet contains one table. This table is automatically populated using the outputs from the previous worksheets. Note: You do not need to fill in any cells in the table. Cells B5 to B8 and cell B10 are automatically calculated and will state '0.00' unless the user inputs have been entered to all of the required worksheets. Cells A11 to A14, cell B12 and cell B14 are automatically generated and will state 'Not applicable' depending on the user inputs to the worksheet 'Nutrients_from_wastewater'. Cell B9, B11 and B13 are intentionally blank. This table presents calculations that underpin the final annual nutrient budget for the development site. Up to 3 values for the nutrient budget may be presented in cells B10, B12 and B14 for total nitrogen (TN).	
Total nutrient budget calculations	
Description of values generated	Values generated
Wastewater TN load (kg TN/year):	218.69
Net land use TN change (kg TN/year):	-233.20
TN budget:	-14.51
TN budget + 20% buffer:	-14.51
Annual nutrient budget	
The total annual nitrogen load to mitigate is (kg TN/yr):	0.00
Not applicable	
Not applicable	Not applicable
Not applicable	
Not applicable	Not applicable