

2.0 EIA Approach and Methodology

2.1 Introduction

This chapter of the Environmental Statement (ES) sets out the broad approach and methodology used in the preparation of the ES. The specific methodology applied to each of the technical impact assessments is set out in the third section of each technical chapter.

The preparation, co-ordination and completion of the ES has been undertaken with reference to Schedule 4 of the 2017 EIA Regulations and the following recognised good practice guidance:

- Institute of Sustainability and Environmental Professionals (ISEP) EIA Quality Mark ES Review Criteria.
- National Planning Practice Guidance ('PPG').

2.2 Content of the Environmental Statement

Regulation 18(3) of the EIA Regulations defines an Environmental Statement as a statement which includes at least–

- A description of the proposed development comprising information on the site design, size and other relevant features of the development.*
- A description of the likely significant effects of the proposed development on the proposed environment.*
- A description of any feature 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.*
- A description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its proposed characteristics, and an indication of the main reason for the option chosen, taking into account the effect of the development on the environment.*
- A non-technical summary of the information referred to in sub-paragraphs (a) to (d); and*
- Any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental feature likely to be significantly affected.*

Regulation 18 (4) also states that an environmental statement must–

- where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be 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);*

- b) *include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and*
- c) *be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.*

Schedule 4 of the EIA Regulations presents a list of information required for inclusion in Environmental Statements. *Table 2.1* shows where these information requirements have been included or addressed in this ES.

Table 2.1 - Information for Inclusion in Environmental Statements	
Schedule 4 Requirement	Where Addressed in ES
<p>1. A description of the development including in particular:</p> <p>a) A description of the location of the development.</p> <p>b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases.</p> <p>c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used.</p> <p>d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.</p>	<p><i>Chapter 3</i> describes the site and its surroundings in the context of the EIA.</p> <p><i>Chapter 4</i> presents information on the proposed development.</p> <p><i>Chapter 2</i> includes timescales for construction and occupation.</p> <p><i>Chapters 5 – 12</i> provide details of relevant residues, emissions and wastes.</p>
<p>2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.</p>	<p><i>Chapter 4</i> of the ES provides an outline of the main alternatives studied by the developer.</p>

3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	<i>Chapters 5 – 12</i> provide an assessment of the current state of the environment (baseline conditions) and take into account natural changes from this baseline.
4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development including:	The ES includes an assessment of the potential significant effects of the proposed development on the listed aspects in the following chapters:
<ul style="list-style-type: none"> Population 	<i>Chapter 5 – Transport and Accessibility</i> <i>Chapter 6 – Noise</i> <i>Chapter 7 – Air Quality</i> <i>Chapter 8 – Landscape and Visual Effects</i> <i>Chapter 11 – Water Environment</i>
<ul style="list-style-type: none"> Human Health 	Not included in the scope of the ES
<ul style="list-style-type: none"> Biodiversity 	<i>Chapter 9 – Biodiversity</i>
<ul style="list-style-type: none"> Land 	<i>Not included as an individual topic but included in Chapter 8 – Landscape and Visual Effects and Chapter 12 – Agriculture</i>
<ul style="list-style-type: none"> Soil 	<i>Chapter 12 – Agriculture</i>
<ul style="list-style-type: none"> Water 	<i>Chapter 11 – Water Environment</i>
<ul style="list-style-type: none"> Air 	<i>Chapter 7 – Air Quality</i>
<ul style="list-style-type: none"> Climate 	Not included in the scope of the ES
<ul style="list-style-type: none"> Material assets and cultural heritage 	<i>Chapter 10 – Cultural Heritage</i>
<ul style="list-style-type: none"> Landscape 	<i>Chapter 8 – Landscape and Visual Effects</i>
<p>5. A description of the likely significant effects of the development on the environment resulting from, inter alia:</p> <p>a) the construction and existence of the development, including, where relevant, demolition works;</p> <p>b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;</p> <p>c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;</p>	<i>Chapters 5 – 12</i> assess the potential significant effects of the proposed development and these are summarised in <i>Chapter 13</i> .

<p>d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);</p> <p>e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;</p> <p>f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;</p> <p>g) the technologies and the substances used.</p> <p>The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).</p>	
<p>6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.</p>	<p><i>Chapters 5 – 12</i> and their appendices include details of the methodology and issues arising.</p>
<p>7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.</p>	<p>Mitigation measures are presented in the fifth section of each of the technical chapters (<i>Chapters 5 – 12</i>). A summary of the mitigation measures and their means of delivery is presented in <i>Chapter 13</i> of the ES.</p>

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	The proposed development is not considered to be vulnerable to major accidents and/or disasters and therefore, consideration of these has been scoped out of the EIA.
9. A non-technical summary of the information provided under paragraphs 1 to 8.	A separate non-technical summary is provided.
10. A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Source references are included in footnotes to the ES chapters.

2.3 Scoping and Consultation

2.3.1 EIA Scoping

As specified in *Chapter 1*, a formal EIA Scoping Request has not been submitted to HBC; however, several meetings and workshops have been held with HBC and Hampshire County Council (HCC), which have influenced the design of the proposed development and the scope of the EIA, see *Section 2.3.2*.

2.3.2 Pre-application Meetings with HBC and Hampshire County Council

Workshops were held with HBC and HCC between November 2024 and February 2025, covering the topics of:

- Masterplanning.
- Green and Blue Infrastructure.
- Transport.

Further meetings were also held with HCC to discuss transport-related aspects of the planning application.

Feedback received from HBC in February 2025 included comments on the scope of work required in relation to biodiversity, trees, drainage and cultural heritage and these comments have informed the EIA and the preparation of the ES.

2.3.3 Pre-application Public and Stakeholder Consultation

Public and stakeholder consultation was carried out in June 2025 and was advertised via a Community Newsletter, which was posted to 3,229 local residential and business addresses.

In-person events comprised:

- Public exhibition at Emsworth Baptist Church – 13th June 2025.
- Public exhibition at the Stride Centre adjacent to the site – 14th June 2025.

Details of the draft proposals were also hosted on a dedicated consultation website from 2nd June 2025.

A summary of the issues raised, that are relevant to the scope of this ES, are included in *Appendix 2.1*.

Further details of the consultation and the feedback received are included in the Statement of Community Involvement (SCI) that forms part of the planning application.

2.4 Scope of the Environmental Impact Assessment

2.4.1 Technical Scope

The scope of the EIA is based on the following:

- Schedule 4 of the EIA Regulations.
- Pre-application meetings with HBC and HCC.
- Baseline technical studies undertaken in relation to the site and its surroundings.

Topics Included in the EIA (i.e. 'Scoped In')

Table 2.2 provides a summary of the technical topics that are included in the scope of the EIA.

Table 2.2 – Summary of EIA Scope	
ES Chapter	Summary of Scope
1 – Introduction	<ul style="list-style-type: none"> • Requirement for EIA and the purpose of the ES • Application description • Structure of the ES • ES availability • Figure 1.1 – Site Location • Figure 1.2 – Application Boundary • Figure 1.3 – Draft Allocation Boundary
2 – EIA Approach and Methodology	<ul style="list-style-type: none"> • Scoping and consultation • Content of the ES • EIA methodology • Figure 2.1 – Cumulative Sites

3 – Site and Surroundings	<ul style="list-style-type: none"> • The site • Site surroundings • Figure 3.1 –Site Context
4 – Proposed Development	<ul style="list-style-type: none"> • Description of the proposed development • Anticipated timescales for construction and occupation • Details of construction • Description of cumulative developments
5 – Transport and Accessibility	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> • Severance • Driver delay • Pedestrian and cyclist delay and amenity • Accidents and safety • Hazardous loads • Fear and intimidation
6 – Noise	<p>Assessment of potential effects to internal and external receptors through:</p> <ul style="list-style-type: none"> • Construction noise • Traffic noise • Noise during occupation
7 – Air Quality	<p>Assessment of potential effects to internal and external receptors through:</p> <ul style="list-style-type: none"> • Construction e.g. dust, traffic emissions • Occupation e.g. traffic emissions
8 – Landscape and Visual Effects	<p>Assessment of potential:</p> <ul style="list-style-type: none"> • Effects on designated sites • Effects on landscape features and character • Visual effects on human beings
9 – Biodiversity	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> • Designated sites • Ecologically important habitats • Protected species
10 – Cultural Heritage	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> • Designated sites • Existing below-ground archaeology • Built heritage
11 – Water Environment	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> • Surface water receptors • Population (flood risk) • Groundwater receptors
12 – Agriculture	<p>Assessment of potential effects on:</p> <ul style="list-style-type: none"> • Rural designations • Best and Most Versatile (BMV) agricultural land • Agricultural businesses

13 – Summary of Effects and Mitigation	<ul style="list-style-type: none"> • Summary of effects • Summary of cumulative effects • Summary of 'in combination' effects • Summary of mitigation measures • Delivery of mitigation measures
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Topics Not Included in the EIA (i.e. 'Scoped Out')

Human Health

The topic of human health has not been included in the scope of the EIA as the proposed residential development will not likely result in significant effects on existing or future occupiers of the site and its surrounding area. Potential adverse effects on residential amenity are addressed within *Chapters 6, 7 and 8* and potential changes to flood risk are covered in *Chapter 11*.

Climate Change

Climate change has not been included in the scope of the ES.

All buildings will adhere to prevailing Building Regulations, which specify requirements in relation to carbon dioxide emissions, energy efficiency, overheating and electric vehicle charging. The Building Regulations will be updated to help the Government achieve its aspirations for tackling climate change.

The effects of climate change on the proposed development are included in *Chapter 11* in relation to assessing future flood risk.

Ground Conditions

Ground conditions has not been included in the scope of the EIA as the site has a long-standing history of agricultural use.

The Preliminary Ground Investigation Report, that will be submitted as part of the planning application, found that the on-site soils are generally suitable for a residential end use. Although there is a localised area with slightly elevated concentrations of polynuclear aromatic hydrocarbons (PAHs), this could be due to naturally occurring humic material in the topsoil and can be addressed through detailed site investigation.

2.4.2 Spatial Scope

The geographical or spatial scope of the EIA is based on the following:

- The impact assessment will be based on the physical extent of the proposed development, which is defined on *Figure 1.1*, and the Parameters Plans (*Figure 4.1 and 4.2*).
- The assessment of the cumulative effects of the proposed development with other developments will be defined by their locations as shown on *Figure 2.1*.

The study area or spatial scope for each technical assessment is defined and stated in the methodology section of each chapter. For example, the water environment will be limited to the site and the immediate surroundings. Transport will assess impacts on the local and strategic highway network.

2.4.3 Temporal Scope

The temporal scope for each technical assessment is defined and stated in *Section 3* of each technical chapter. In terms of the broad construction and occupation timescales:

- Start on site 18 months from outline consent (estimated start in 2028).
- Construction duration is estimated to be 10 years to 2038.
- First occupations from 2029, with full occupation from 2038 onwards for at least 100 years.

2.4.4 Assessment of Environmental Effects

The purpose of the ES is to identify and evaluate the likely significant environmental impacts associated with the proposed development. This is done by comparing the baseline data with that expected following completion of the proposed development. The significance of the effect is based on the nature of the impact and the nature of the receiving environment.

There is no statutory definition of significance. In this ES the following descriptive terms are used:

- Substantial
- Moderate
- Minor
- Negligible

The meaning of the terms, in relation to the nature of impacts and receptors, is shown in the following indicative matrix. However, as the nature of the impacts and the receptors vary by topic, the criteria used to predict the significance of effects for a particular topic will be based on relevant best practice guidance and set out in the methodology section of the ES Chapter, while still incorporating the standard terminology.

		Nature of Receptor (Sensitivity / Value / Importance)			
		High	Medium	Low	Negligible
Nature of Impact (Magnitude / Probability / Reversibility etc)	High	Substantial	Substantial	Moderate	Negligible
	Medium	Substantial	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

The following terms are also used to aid the description of the effect:

- Beneficial – positive effects
- Neutral – effects that are neither positive or negative
- Adverse – negative effects
- Short/Medium/Long Term – length of the effect
- Permanent – effect cannot be reversed
- Temporary – effect can be reversed (e.g. construction impacts)
- Direct – effects that are a direct result of the Proposed Development
- Indirect – effects that may be a 'knock-on' result of direct effects

2.5 Mitigation of Environmental Impacts

The development of mitigation measures is an integral part of EIA. Mitigation measures are set out in each of the technical assessment chapters where significant impacts are identified, with the aim of avoiding, reducing, or compensating for potential significant adverse effects and improving potential significant beneficial effects.

These mitigation measures are divided into:

- **Embedded mitigation measures** – those 'designed in' to the scheme and certain to be delivered, i.e. what is proposed on the application form and consented drawings, e.g. the Parameters Plans.
- **Standard mitigation measures** – mitigation with a high degree of certainty over delivery, e.g., for the construction phase, measures to be included in a Framework Construction Environmental Management Plan (CEMP), or for the occupation phase, on-site measures secured through planning conditions.
- **Additional mitigation measures** – generally off-site measures that require a controlling mechanism or legal undertaking to be implemented, but are under the control of the applicant, Local Authority, Highway Authority or Education Authority and therefore, have a good certainty over delivery, e.g. measures included in a Community Infrastructure Levy (CIL), or S106 and S278 agreements.

The implementation and commitment to these measures is set out in *Chapter 13* and the Framework Construction Environmental Management Plan (CEMP) in *Appendix 4.1*.

2.6 Determining the Significance of Effects

The significance of effects is presented in each of the technical ES chapters under the following scenarios, based on the methodology in *Section 2.4*:

- **Impact Assessment** - with embedded and standard mitigation measures implemented
- **Residual Impact Assessment** – with embedded, standard and additional mitigation measures implemented

A summary of potentially significant 'in-combination' effects has been included in *Chapter 13*. In-combination effects are where a single receptor could be impacted by several

different types of effects, e.g. nearby residents could be impacted by a combination of highways and visual impacts.

A matrix approach has been used to identify where there may be multiple residual effects on a particular receptor.

2.7 Cumulative Effects

Schedule 4 (5e) of the EIA Regulations requires:

‘a description of the likely significant effects of the development on the environment resulting from... the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources.’

Each technical chapter of the ES (*Chapters 5 -12*) includes an assessment of the likely significant cumulative effects of the proposed developments with other ‘reasonably foreseeable’ development within the emerging allocation, as well as with other schemes in the local area.

Further information on the developments to be considered in the Cumulative Effects Assessment is included in *Chapter 4*.

2.8 Assumptions and Difficulties Experience in Compiling Information

2.8.1 Key Assumptions

The following assumptions have formed the basis of the methodology within the ES and are generic throughout the ES:

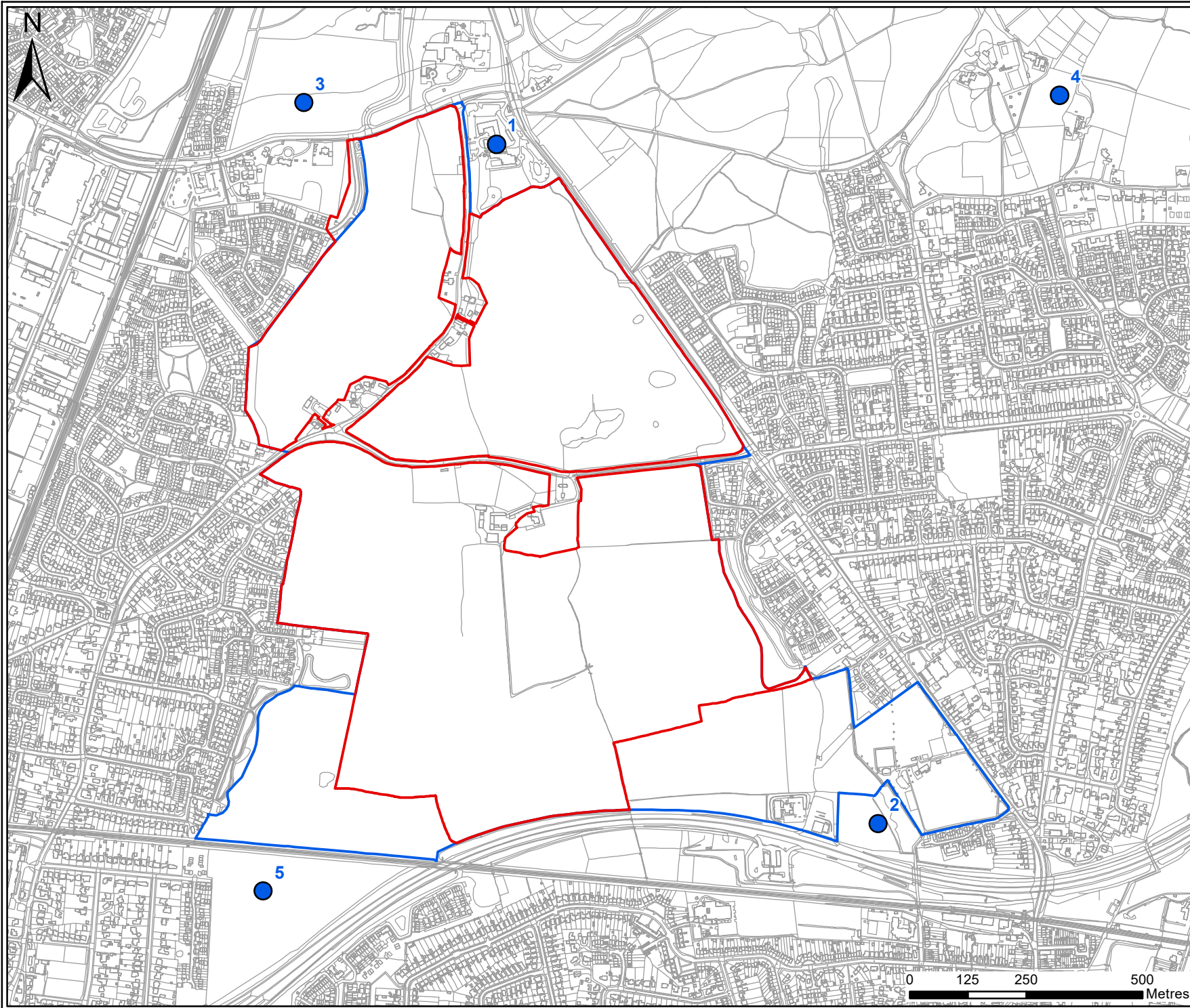
- Standard and additional mitigation will be implemented.
- Cumulative schemes will be constructed in broad accordance with their planning permissions at the time of writing.

2.8.2 Difficulties in Compiling Information

A formal EIA Scoping Opinion was not received from HBC and therefore the EIA has instead taken account of the comments received from HBC, HCC and other consultees.

No significant limitations in terms of technical studies have been identified.

Where uncertainty of impacts was encountered or where there were limitations in terms of information availability, this is stated within the technical chapters.



- Key**
-  Application Boundary
 -  Draft Allocation Boundary
 -  Cumulative Schemes

- 1. Southleigh Park House
- 2. Land West of Coldharbour Farm Road
- 3. Camp Field, Bartons Road
- 4. Land north of Long Copse Lane
- 5. Land east of St Georges Avenue

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WHITE PEAK Planning
Lynnfield House
249 Church Street
Altrincham
WA14 4DZ
Tel: 0845 410 0117
www.whitepeakplanning.co.uk

Client
Bloor Homes Southern

Project
Southleigh, Havant

Title
ES Figure 2.1 - Cumulative Schemes

Scale	Drawn	Checked	Authorised
1:11,000 at A4	CG	CG	CG
	Date	Date	Date
	29/07/25	29/07/25	29/07/25

Drawing Number
2023.003