

1.0 Introduction

1.1 The Planning Application

This document is an Environmental Statement ('ES'). It has been co-ordinated and produced by White Peak Planning together with an experienced team of technical specialists (see *Table 1.1*).

This Environmental Statement (ES) accompanies an outline planning application submitted on behalf of Bloor Homes Southern to Havant Borough Council (HBC) for a new residential development to the east of the town of Havant. The site location ('the site') is shown in *Figure 1.1*.

The site forms the majority of land proposed for allocation in the emerging Local Plan, known as 'Building a Better Future'. The draft allocation is known as 'Allocation 1: Southleigh' and has an area of 146.32ha. It is proposed for residential development with an indicative yield (net) of 2,100 dwellings, 1,650 of which are predicted to be delivered in the plan period. The draft allocation boundary is shown in *Figure 1.3*.

The site includes all of the land within the draft allocation that is controlled by Bloor Homes and has an area of approximately 106.5ha. The application boundary is shown in *Figure 1.2*.

The description of development is:

Outline planning application, with all matters reserved except for means of vehicular access to the public highway and associated highway improvements, for: the demolition of existing buildings, along with the erection of new residential dwellings (C3); a Local Centre (comprising local retail (E(a)), financial and professional services (E(c)(i), E(c)(ii), E(c)(iii)), restaurants, cafés, and drinking establishments (E(b) and Sui Generis, hot food takeaways (Sui Generis), medical services (E(e)), offices (E(g)(i)) and community facilities ((E(d)), E(f), F2(b), F2(c))); a Primary School (F1(a)); early years provision (E(f)); informal and formal public open space including community park; community food-growing space; Active Travel routes; drainage; utilities; and all other associated and necessary infrastructure.

An overview of the site and its surroundings is included in *Chapter 3* and details of the proposed development are included in *Chapter 4*.

1.2 Purpose of this Document

The purpose of an ES is to report the findings of the Environmental Impact Assessment ('EIA') process that has been undertaken to inform the determination of the planning applications.

The Government's Planning Practice Guidance (PPG) (at reference ID: 4-002-20140306) states the following in relation to the purpose of EIA:

'The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of

the likely significant effects, and takes this into account in the decision making process. The regulations set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.'

The ES identifies and evaluates the potentially significant environmental impacts (whether beneficial or adverse) that may occur as a result of the proposed development. Where appropriate, it identifies measures to avoid, reduce and compensate for predicted significant adverse effects on the environment and maximise the potential beneficial effects. These measures are hereafter referred to as 'mitigation measures'. An assessment of what are known as the residual potentially significant environmental impacts (i.e. those that remain after the adoption of mitigation measures) is then carried out.

The methodology for the EIA is set out in *Chapter 2*.

1.3 Requirement for Environmental Impact Assessment (EIA)

1.3.1 Legislation

The process of Environmental Impact Assessment (EIA) in the context of town and country planning in England is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), hereafter referred to as the 'EIA Regulations'.

These regulations apply to development which is given planning permission under Part III of the Town and Country Planning Act 1990.

1.3.2 EIA Screening

The PPG (at reference ID: 4-017-20170728) defines EIA Screening as:

'a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It should normally take place at an early stage in the design of the project. However, it can also occur after a planning application has been made or even after an appeal has been made.'

The EIA Regulations include Schedule 1 developments for which an EIA is mandatory and Schedule 2 developments for which an EIA may be required depending upon criteria including nature and scale of potential environmental effects and the sensitivity of the receiving environment, as set out in Schedule 3 of the EIA Regulations.

The Proposed Developments do not fall under a type of project listed in Schedule 1 of the EIA Regulations.

If a proposed project is listed in the first column in Schedule 2 of the 2017 Regulations and exceeds the relevant thresholds or criteria set out in the second column (sometimes referred to as 'exclusion thresholds and criteria') the proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an EIA is required. Projects listed in Schedule 2 which are located in, or partly in, a sensitive area also need to be screened, even if they are below the thresholds or do not meet the criteria.

It should be noted that a developer can choose not to seek a screening opinion for a Schedule 2 development, and proceed to prepare and submit an ES.

The Proposed Development would need to be screened under Schedule 2 10(b) of the EIA Regulations as it comprises an urban development project of over 150 dwellings, with an overall development area of over 5ha. However, in this instance, an EIA Screening Opinion has not been formally requested from HDC as it is assumed that due to its size, the proposals will constitute EIA development and that an ES will be required to be submitted with the planning application.

1.3.3 EIA Scoping

The PPG (at reference ID: 4-036-20170728) describes EIA Scoping as:

'An applicant is not required to consult anyone about the information to be included in an Environmental Statement. However, they may ask the local planning authority for its formal opinion on the information to be supplied in the Environmental Statement (a "scoping opinion") (regulation 15). This allows the local planning authority to clarify what it considers the main effects of the development are likely to be and, therefore, the aspects on which the applicant's Environmental Statement should focus. There is no right to seek a formal scoping opinion once a planning application has been submitted.'

When making a request for a scoping opinion, the applicant must, as a minimum, provide the information set out in regulation 15(2).

A request for a scoping opinion may be made at the same time as a request for a screening opinion. A local planning authority must request additional information if it considers that it has not been provided with sufficient information to adopt a scoping opinion (see regulation 15(3)).

The local planning authority must consult the consultation bodies and the applicant before providing a scoping opinion (regulation 15(4)). It must provide its opinion within 5 weeks (or longer if agreed in writing with applicant) of receiving a request. The opinion should be proportionate, tailored to the specific characteristics of the development and the main environmental features likely to be significantly affected.'

A formal request for an EIA Scoping Opinion was not issued to HBC. The scope of the EIA is based on a thorough understanding of the existing environmental baseline and the potential likely significant effects of the proposed development. Further details are set out in Chapter 2.

1.3.4 Guidance on Assessing 'Multi-stage Consents'

Paragraph 056 (ref: 4-056-20170728) of the Government's Planning Practice Guidance on EIA states the following in relation to the assessment of 'multi-stage consents':

'Where a consent procedure involves more than one stage (termed a 'multi-stage consent'), for example, a first stage involving a principal decision (such as an outline planning permission) and the other an implementing decision (such as reserved matters), the likely significant effects of a project on the environment should be identified and assessed at the time of the procedure relating to the principal decision.'

To minimise the possibility that further environmental information is required at a later stage of a multi-stage consent procedure, it is considered that (R v Rochdale MBC ex parte Tew [1999] 3 PLR 74 and R v Rochdale MBC ex parte Milne [2001 81PCR27]):

- *where an application is made for an outline permission with all matters reserved for later approval, the permission should be subject to conditions or other parameters (such as a section 106 agreement) which 'tie' the scheme to what has been assessed; and*
- *while applicants are not precluded from having a degree of flexibility in how a scheme may be developed, each option will need to have been properly assessed and be within the remit of the outline permission.'*

As the planning application is in outline with all matters reserved except for access, the proposed development assessed by this EIA is defined by a set of development parameters and quantum of development which would be approved as part of the outline planning permission (see *Chapter 4*).

Subsequent applications for the approval of reserved matters would need to conform with the approved parameters and quantum and this should ensure that the findings of this EIA remain adequate to enable the decision maker to assess the environmental effects of the proposed development at the reserved matters stage.

1.4 Structure of this Document

1.4.1 Format of the Environmental Statement

The ES comprises three volumes, together with a Non-Technical Summary (NTS), which provides a summary of the impact assessments.

- **Non-Technical Summary:** this is presented as a separate document.
- **Volume 1 – Environmental Statement – Main Report (this document):** provides the main text (including all the technical impact assessment chapters) and associated figures up to A4 size.
- **Volume 2 – Supporting Figures:** contains the associated figures to the Environmental Statement – Main Report (Volume 1) that are greater than A4 size.
- **Volume 3 – Appendices:** contains the supporting appendices to the Environmental Statement – Main Report (Volume 1).

All of the ES documents are available in hard copy and electronic (pdf) formats (refer to *Section 1.7*).

1.4.2 Environmental Statement Contents

This ES has been co-ordinated and produced by White Peak Planning together with an experienced team of technical specialists who have undertaken the impact assessments as set out in *Table 1.1*.

Table 1.1 – Environmental Statement Structure		
Chapter and Number	Lead Author	Appendix
Chapter 1 – Introduction	White Peak Planning	1
Chapter 2 – EIA Approach and Methodology	White Peak Planning	2
Chapter 3 – Site and Surroundings	White Peak Planning	3
Chapter 4 – Proposed Development	White Peak Planning	4
Chapter 5 – Transport and Accessibility	Stantec	5
Chapter 6 – Noise	Suono	6
Chapter 7 – Air Quality	Air Quality Consultants	7
Chapter 8 – Landscape and Visual Effects	Stantec with SJA Trees	8
Chapter 9 – Biodiversity	EPR	9
Chapter 10 – Cultural Heritage	Stantec	10
Chapter 11 – Water Environment	Stantec	11
Chapter 12 – Agriculture	Reading Agricultural Consultants	12
Chapter 13 – Summary of Effects and Mitigation	White Peak Planning	13

1.5 ES Availability

Copies of this ES (three volumes) together with other planning application documents will be made available at the following location:

Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

Details of the application and electronic copies of the documents will also be made available on the HBC website: <https://planningpublicaccess.havant.gov.uk/online-applications/>

Comments on the ES and the outline planning application can be submitted via the Council's website or at the above address.

1.6 Further Copies of the ES and NTS

Copies of the accompanying Non-Technical Summary (NTS) are available free of charge.

Hard copies of the full ES (three volumes) can be purchased for a cost of £250 and electronic versions for download are £5. The ES Volume 1 (Main Text) can be purchased individually for £100.

For a copy of either the NTS or ES please contact White Peak Planning at:

White Peak Planning
Lynnfield House
249 Church Street
Altrincham
WA14 4DZ

Tel: 0845 410 0117

Email: info@whitepeakplanning.co.uk

1.7 Statement of Competence

White Peak Planning have co-ordinated the EIA and produced the Environmental Statement (ES).

Regulation 18 (5) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 states:

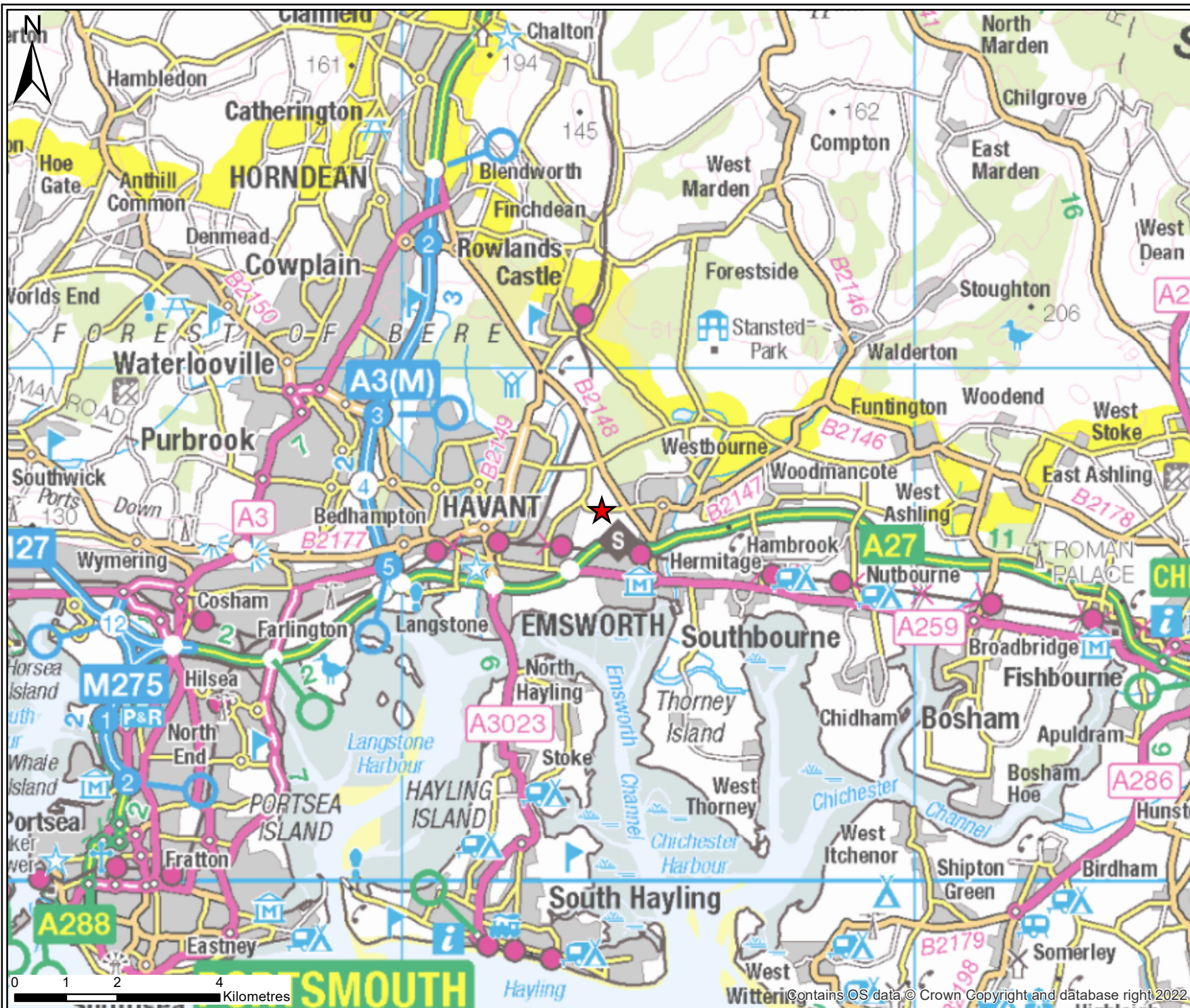
(5) In order to ensure the completeness and quality of the environmental statement-

(a) the developer must ensure that the environmental statement is prepared by competent experts; and

(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.

White Peak Planning are registrants of the Institute of Sustainability and Environmental Professionals (ISEP) EIA Quality Mark scheme which ensures best practice in EIA. All staff involved in the EIA are members of ISEP.

The technical chapters of the ES have been prepared by an appropriate team of technical experts, and details of their expertise is provided within the relevant technical chapters (*Chapters 5-12*).



WHITE PEAK Planning

Key

★ Site Location



WHITE PEAK Planning

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Client

Bloor Homes Southern

Project

Southleigh, Havant

Title

ES Figure 1.1 - Site Location

Scale

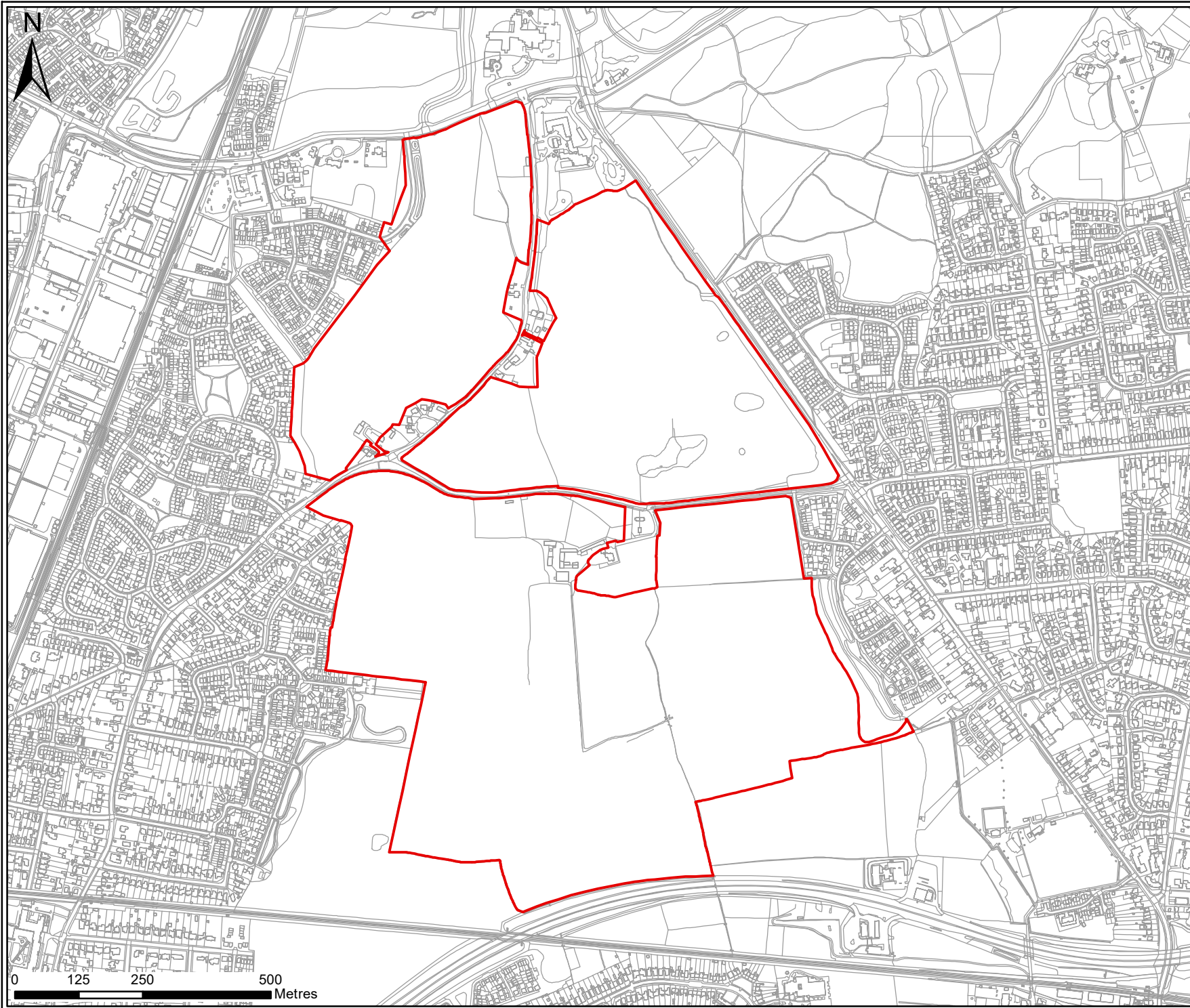
1:100,000 at A4

Drawn	Checked	Authorised
CG	CG	CG
Date	Date	Date
11/03/25	11/03/25	11/03/25

Drawing Number

2023.003

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Key
 Application Site Boundary

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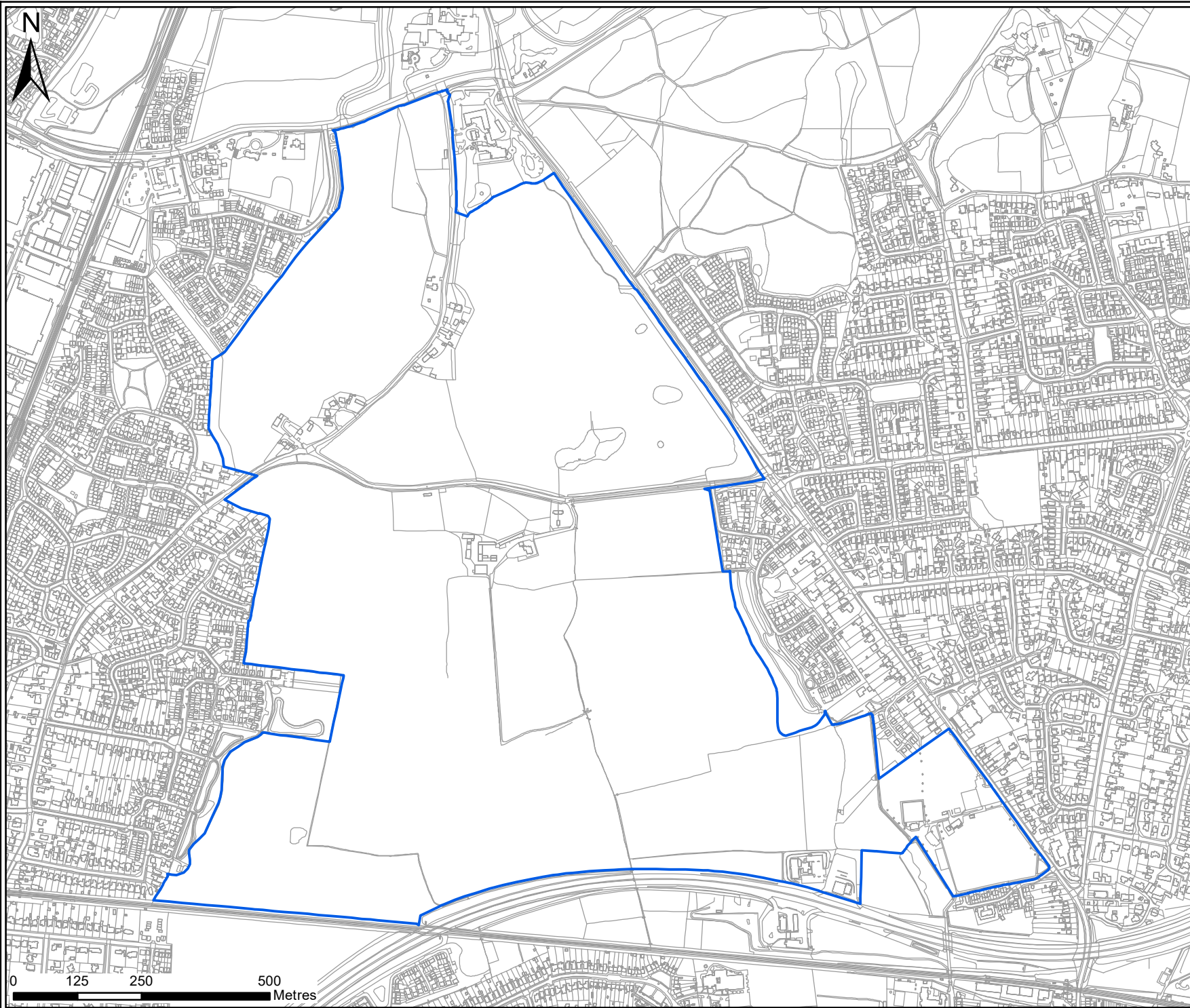
Client
Bloor Homes Southern

Project
Southleigh, Havant

Title
ES Figure 1.2 - Site Boundary

Scale	Drawn	Checked	Authorised	
	CG	CG	CG	
1:10,000 at A4	Date	Date	Date	
	29/07/25	29/07/25	29/07/25	

Drawing Number
2023.003



Key
 Draft Allocation Boundary

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Title

ES Figure 1.3 - Draft Allocation Boundary

Scale 1:10,000 at A4	Drawn	Checked	Authorised	
	CG	CG	CG	
	Date	Date	Date	
	11/03/25	11/03/25	11/03/25	

Drawing Number

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