

## 3.0 Site and Surroundings

### 3.1 Introduction

In accordance with the requirements of Schedule 4 of the EIA Regulations, this chapter provides a general overview of the site and its surroundings.

Detailed information on the site and its surroundings where it constitutes the environmental baseline, is included in the technical ES Chapters (*Chapters 5 – 12*).

### 3.2 Site Location and Context

The site is located to the north of the A27 between the settlements of Havant to the west and Emsworth to the east. It is bounded by:

- **North:**
  - Southleigh Park House, which has planning permission for residential development.
  - Bartons Road and beyond this, residential development under construction and a private hospital.
- **East:**
  - B2148 Horndean Road and residential development on the western edge of Emsworth.
  - At the south-east, the site is bounded by undeveloped agricultural land within the allocation, but outside of the application boundary, beyond which is a hotel and service station adjacent to the A27.
- **South:**
  - The A27 and beyond this, the east-west coastal railway line.
  - At the south-west, the site is bounded by undeveloped agricultural land within the allocation, but outside of the application boundary.
- **West:**
  - The residential area of Denvilles on the eastern edge of Havant.

The town of Havant, to the west of the site, includes residential as well as retail and commercial development. The Meridian Shopping Centre is located approximately 1.65km south-west of the site at its closest point and there is a large area of commercial and employment uses to the west of the site between New Lane and the north-south London-Portsmouth railway line.

The nearest Secondary School is Warblington School, located off Southleigh Road to the south-west of the site.

The nearest railway station is Warblington, to the south-west of the site, adjacent to which is the Southleigh Road railway crossing. The nearest bus stops are located on Southleigh Road, which bisects the site.

The town of Emsworth, to the east of the site, is predominantly residential, but includes other uses such as primary schools, day nurseries and convenience food stores. Emsworth Park is located within the allocation, but outside of the application boundary.

There are no 'sensitive areas' immediately adjacent to the site. These are defined in Paragraph 2 of the EIA Regulations as:

- land notified under section 28(1) (sites of special scientific interest) of the Wildlife and Countryside Act 1981.
- a National Park within the meaning of the National Parks and Access to the Countryside Act 1949.
- the Broads.
- a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage.
- a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979.
- an area of outstanding natural beauty designated as such by an order made by Natural England under section 82(1) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000 as confirmed by the Secretary of State.
- a European site.

There are no statutory sites for nature conservation within or immediately adjacent to the site. The non-statutory Land West of Emsworth Recreation Ground Site of Importance for Nature Conservation (SINC) is located to the south-east of the application site, within the draft allocation boundary. Further details are provided in *Chapter 9*.

There are no designated heritage assets (Listed Buildings, Ancient Monuments, or Conservation Areas), or other non-designated assets, within the site, but there are several Grade II Listed Buildings adjacent to the site, i.e. 1 and 2 Eastleigh Road and buildings at Southleigh Park House.

*Figure 3.1* provides an overview of the site context.

### 3.3 The Application Site

The application site is approximately 106ha in area. It is not located within a sensitive area, as defined in Paragraph 2 of the EIA Regulations.

The site is irregular in shape and comprises three parcels divided by Eastleigh Road and Southleigh Road.

The north-western parcel is predominantly in arable use, with the north of the parcel comprising a mixture of grassland and woodland.

The north-eastern parcel comprises a mixture of wood pasture and parkland, and neutral grassland, with areas of woodland at the eastern boundary and at the south of the parcel.

The main parcel, to the south of Southleigh Road, is predominantly in arable use, with the Southleigh Farm complex, modified grassland and woodland at the north. Several hedgerows are located within the site and at the western boundary.

A topographic survey of the site indicates that the site slopes from between approximately 35m Above Ordnance Datum (AOD) at the north to approximately 10m AOD at the south. The southern parcel and the southern parts of the northern parcels are predominantly flat, then the site slopes upwards to the north.

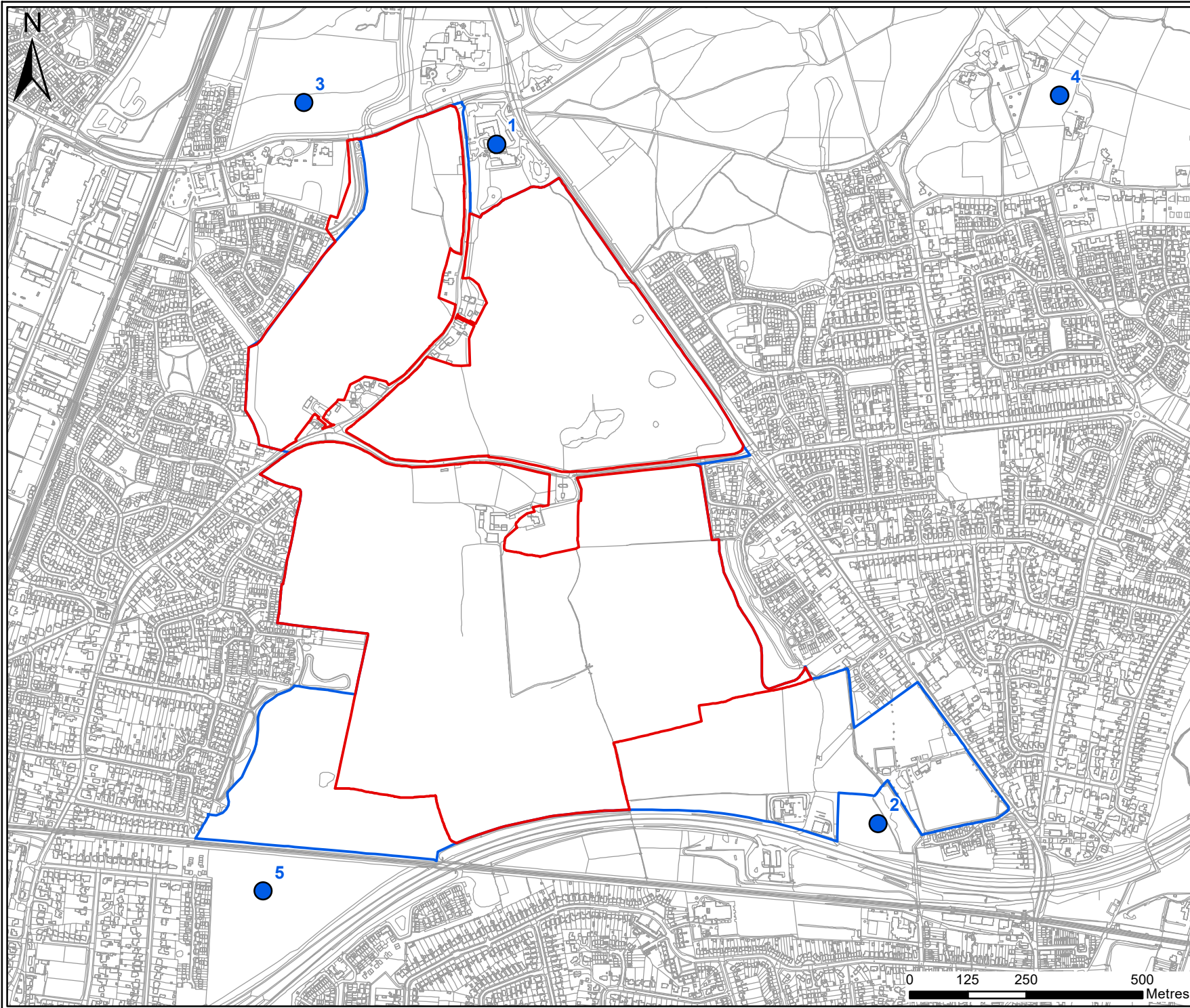
Further details on the existing site are included in the 'Baseline Conditions' section of the technical assessment chapters (*Chapters 5 – 12*).

### **3.4 The Wider Draft Allocation Site**

The land within the draft allocation to the south-west of the application site, comprises neutral grassland with hedgerows along its northern, eastern and southern boundaries and a ditch along its western boundary. A railway line also runs along its southern boundary.

The draft allocation land to the south-east of the site predominantly comprises modified grassland with hedgerows. The non-statutory Land West of Emsworth Recreation Ground SINC is located in this area.

Emsworth Park, at the south-east of the draft allocation site, includes a recreation ground with grass pitches, tennis courts, a bowling club, skate park, playground and Emsworth Cricket Club.



- 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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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