4.0 Proposed Development

4.1 Introduction

This chapter provides the following information:

- A description of the reasonable alternatives studied and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
- A description of the physical characteristics of the whole development, including requisite demolition works, and the land-use requirements during the construction and occupation phases.

The anticipated timescales for construction and occupation and an overview of the developments included in the cumulative impact assessment are set out in *Chapter 2*.

Outline planning permission is sought for the proposed development and therefore detailed drawings will not be submitted. Instead, the Environmental Impact Assessment (EIA) of the proposed development is based on development parameters and quantums of development. The parameters are described in *Section 4.3* of this chapter and spatially defined in *Figures 4.1 and 4.2*.

The Design and Access Statement (DAS) that accompanies the planning application provides further information regarding the design evolution of the proposed development.

4.2 An Outline of the Main Alternatives

4.2.1 Legislation and Guidance

Regulation 18(3d) of the EIA Regulations requires an ES to include:

'a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment.'

Further information is then included in Schedule 4 (Information for Inclusion in Environmental Statements) of the EIA Regulations, which requires an ES to include:

'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.'

The Planning Practice Guidance (ref ID: 4-035-20170728) also states:

'Where alternative approaches to development have been considered, the Environmental Statement should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects'

4.2.2 'No Development' Scenario

Schedule 4 (Information for Inclusion in Environmental Statements) of the EIA Regulations, requires an ES to include:

'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.'

A 'No Development' scenario has been discounted as the site is proposed to be allocated in the emerging Local Plan for residential-led development, which is consistent with the proposed development.

4.2.3 Evolution of Baseline Conditions

An overview of the existing baseline conditions at the site is included in *Chapter 3* and detailed descriptions, where they relate to specific technical topics, are included in *Chapters 5 – 12*.

In the absence of the proposed development, there would be no significant change in land use or environmental receptors within the site and therefore the existing baseline conditions are broadly expected to remain.

There would be some change in traffic movements over time as a result of population growth and new developments in the local area and this scenario is included in *Chapter 5*. The change in traffic movements would also result in changes in traffic noise and traffic-related air quality effects and these have been incorporated into the assessments in *Chapters 6 and 7*.

There is also the likelihood that vehicle emissions will reduce over time as technology improves and this has been incorporated into the assessment in *Chapter 7*.

4.2.4 Alternative Sites

Alternative locations for development have not been considered as the site is proposed for allocation under 'Allocation 1: Southleigh' of the emerging Local Plan.

4.2.5 Alternative Uses and Development Design

The Applicant has not considered significantly different alternative uses for the proposed developments as the proposals have been designed to address the requirements of 'Allocation 1: Southleigh' of the emerging Local Plan.

The proposed development has been designed based on the site's constraints and opportunities, comments received from officers at Havant Borough Council (HBC) and Hampshire County Council (HCC) at the pre-application stage, and the findings of the EIA. The design of the proposed development has therefore been an iterative process, rather than there being specific alternative options.

However, at the time of writing, there are several options for the location of the proposed primary school, with the final location to be agreed with HBC and HCC. The Parameter Plans

(*Figures 4.1 and 4.2*) include flexibility to allow for these different options, while providing a robust basis for assessment.

4.3 Description of the Proposed Development

4.3.1 Demolition and Removal

Figure 4.1 shows the existing buildings and structures within the site that are proposed to be demolished in red, and those to be retained in grey.

Figure 4.2 shows the existing trees, hedgerows and areas of scrub within the site that are proposed to be removed in orange, and those to be retained in dark green.

4.3.2 Parameters and Development Quantums

The parameters for the proposed development are spatially defined in the following figures and the development quantums are described further in *Table 4.1*:

- *Figure 4.1* – Land Use and Access Parameter Plan.
- *Figure 4.2* – Green Infrastructure Parameter Plan.

Further detail on each of the proposed land uses is provided in the following sections.

Table 4.1 – Scheme Components

Land Use	Descriptions, Use Classes and Quantums
Residential Development	Approximately 1,800 new dwellings (C3), including affordable housing.
Non-residential Development	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)). Community facilities (E(d), E(f), F2(b), F2(c)).
Education	Land for a new three forms of entry (3FE) primary school (F1). Early years provision (E(f)).
Green Infrastructure	Existing retained vegetation (trees, hedgerows); a community park, community food-growing space, informal open space, children's play, landscaping, ecological enhancements, access routes, sustainable drainage systems including attenuation basins, and ancillary infrastructure.
Access and Movement	Estate roads, pedestrian, cycle and emergency accesses. Mobility Hub adjacent to the Local Centre.
Ancillary Infrastructure	All associated ancillary works including services and utilities, for example electricity sub-stations and foul drainage pumping stations.

4.3.3 Residential Development

The proposed development will include up to 1,800 new residential dwellings and the locations of the development parcels are shown in *Figure 4.1*.

For the purposes of assessment, the residential dwellings are assumed to be up to three storeys in height across the site. However, in reality most will be 2 - 2.5 storeys in height. There are also some areas where the residential development could also include apartments of up to four storeys.

The areas of residential development shown on *Figure 4.1* also include for nursery, primary and secondary streets, other residential streets, private gardens, surface water attenuation, formal and informal open spaces, local play spaces, and utility infrastructure including foul pumping stations and electricity sub-stations.

4.3.4 Mixed-use Development

Mixed-use development will be included within a new Local Centre located at the west of the southern parcel. This will a combination of residential, retail, commercial, food and drink, health and community uses.

The buildings in the Local Centre are assumed to be up to three storeys in height.

4.3.5 Education

The proposed development will include land for a new 3FE primary school; however, as discussed, the exact location of this is not currently known. The school building is assumed to be up to three storeys in height.

The planning application also includes for early years provision, although again, the exact location of this is not known.

4.3.6 Access and Movement

As shown on *Figure 4.1*, there will be one primary point of access into the north-western parcel off Eastleigh Road, as well as a bus/pedestrian/cycle access at the north-western boundary, two primary points of access into the north-eastern parcel off Eastleigh Road and Southleigh Road, and two primary points of access into the southern parcel off Southleigh Road, as well as a bus/pedestrian/cycle access at the southern boundary. Each of these points of access will be linked by a Primary Street, which will also serve as a bus route through the site.

A mobility hub will be located at a new market square adjacent to the Local Centre, which will include bus stops, cycle parking and car club spaces.

There will be off-street pedestrian and cycle routes linking different parts of the site and connecting to the site's surroundings. A pedestrian/cycle and potentially public transport crossing over the railway line to the south-west is proposed as part of the draft allocation and footpath/cycleway connections will be provided within the application site to link to this and provide a direct route towards Warblington School.

4.3.7 Public Open Space and Green Infrastructure

Figure 4.2 shows the location and extent of retained and proposed green infrastructure and public open space (POS).

Landscape features, including woodland and hedgerows, will be retained where possible; however, some vegetation removal will be required to facilitate development, mainly for new points of access.

A new Community Country Park will be located at the north east of the site, which will provide opportunities for informal recreation, a new children's play area and biodiversity enhancements.

Smaller areas of POS will be provided at the east, south and north west of the site.

The residential parcels shown on *Figure 4.1* also include incidental open space.

4.4 Characteristics of the Construction Phase

4.4.1 Construction Environmental Management Plan (CEMP)

Construction-phase impacts, such as traffic, hours of working etc, will be controlled through a detailed Construction Environmental Management Plan (CEMP), which is likely to be secured by planning condition and will need to be agreed with HBC prior to its implementation.

A Framework CEMP is included in *Appendix 4.1* and this includes the standard measures that are proposed to be implemented during the construction phase to mitigate possible environmental effects. These measures are taken into account in the technical assessments in *Chapters 5 to 12*.

4.4.2 Construction Period

Construction of the proposed development will be phased over a ten year period as set out in *Chapter 2*.

4.4.3 Construction Access and Traffic Movements

Access during construction is likely to be taken from the proposed permanent access points off Eastleigh Road and Southleigh Road.

It is anticipated that construction traffic will route to/from the site via the B2149 (from the north and south), Bartons Road, Eastleigh Road and Southleigh Road.

No Heavy Goods Vehicles (HGVs) will travel south on Southleigh Road, or through Emsworth.

It is currently estimated that construction of the proposed development (i.e. 1,800 dwellings over a nine year period) will generate an additional 25 two-way HGV and 154 two-way LGV movements per day, the majority of which would be outside of the peak period.

Vehicle unloading will be undertaken within the site and not on the public highway.

4.4.4 Construction-phase Activities

Activities likely to be undertaken during the construction phase that have the potential to impact the environment include:

- Site securement.
- Formation of construction accesses and set up of temporary construction compounds / site accommodation.
- Site enabling works including tree protection, demolition, ground clearance and re-profiling.
- Construction of internal roads to base course level.
- Excavation and foundation works.
- Installation of the drainage system and utilities infrastructure.
- Construction and fit out of buildings.
- Landscaping.

4.4.5 Construction-phase Plant, Machinery and Facilities

The following is likely to be used on site during the construction period:

- Construction vehicles e.g. dumpers, excavators, forklift trucks, concrete mixers and road sweepers.
- Hand held and power tools.
- Piling equipment (if required).
- Scaffolding.
- Wheel washing plant.
- Site office and welfare facilities.

The location of the construction compound will be agreed with HBC through the approval of the detailed CEMP.

4.5 Development Informing the Cumulative Assessment

4.5.1 Wider Southleigh Allocation

The cumulative impact assessment includes for development of the remaining land within the Southleigh Allocation that is outside of the application boundary.

The Indicative Concept Plan in *Figure 4.3* shows how this land could be developed and forms the basis of the cumulative impact assessment:

- Up to 300 new dwellings.
- Public Open Space, including sports pitches.
- Allotments.

- Emsworth Park.
- Local squares.
- Existing development / highways.

4.5.2 Other Cumulative Schemes

The EIA also assesses the cumulative impacts of the proposed development with several other nearby developments for which a planning application is pending, has been approved, or the development is under construction. These are listed in *Table 4.2,* with their locations shown in *Figure 2.1*.

Table 4.2 – Proposed Cumulative Schemes

ID	Name	Development	Planning Reference	Planning Status
1	Southleigh Park House	70 dwellings + 20 in conversions (of Southleigh Park House) 70 dwellings	APP/17/00863 (Hybrid) APP/21/01451 (Reserved Matters)	Approved Approved
2	Land West of Coldharbour Farm Road, Emsworth	44 dwellings	APP/24/00586	Approved
3	Camp Field (land to the west of Havant Crematorium), Bartons Road	72 dwellings	APP/19/00007 (Outline) APP/21/00678 (Reserved Matters)	Under Construction
4	Land north of Long Copse Lane, Emsworth	210 dwellings	APP/21/00893	Withdrawn – no longer forms part of the cumulative assessment
5	Land east of St Georges Avenue, Havant	184 dwellings	APP/21/01010	Pending

Details of these schemes are shown in the sections below and further details are available on HBC's website via the following link:

https://planningpublicaccess.havant.gov.uk/online-applications/search.do?action=simple&searchType=Application

Southleigh Park House

A hybrid application (APP/17/00863) was approved in January 2019 for:

Hybrid Application - Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space.

Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

An application for the approval of reserved matters pursuant to APP/17/00863 (APP/21/01451) was approved in May 2025. The description of development is:

Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works).

Land West of Coldharbour Farm Road, Emsworth

A full planning application (APP/19/01226) was approved in March 2024 for:

Construction of 44 dwellings with access, open space, landscaping and associated work and diversion of footpath No. 71 to the west.

An application to vary Condition 2 of APP/19/01226 was approved in December 2024.

Camp Field (land to the west of Havant Crematorium), Bartons Road

An outline application (APP/19/00007) was approved in October 2020 for:

Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard.

An application for the approval of reserved matters pursuant to APP/19/00007 (APP/21/00678) was approved in June 2023. The description of development is:

Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance and landscaping of 70 dwellings and associated works.

The scheme is currently under construction.

Land east of St Georges Avenue, Havant

A planning application (APP/21/01010) was validated in October 2021 for:

Erection of 184 No. dwellings, (no. of dwellings reduced from 194) means of access, public open space, play areas, associated infrastructure and landscaping.

The latest consultation responses to the scheme were received in December 2023 and at the time of writing, the application is pending determination.