

VOLUME 2: MAIN TEXT

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Foreman Homes Ltd

Land to the South of Romsey Avenue, Fareham
Updated Environmental Statement Volume 2: Main Text
Chapter 1: Introduction



TEMPLE

CHAPTER 1: INTRODUCTION

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1.1 Background to the Proposed Development

- 1.1.1 This Updated Environmental Statement (ES) has been prepared by Temple Group Ltd (“Temple”) on behalf of Foreman Homes Limited (“the Appellant”) in support of a planning appeal to bring forward the land to the south of Romsey Road, Fareham for a residential led development. The Appellant intends to appeal a decision against an outline planning application (“the Application”) with all matters reserved except for access for a residential led mixed-use development (“the Proposed Development”) on land to the south of Romsey Avenue, Fareham (“the Site”), under the administrative jurisdiction of the Fareham Borough Council (“FBC”), see **Figure 1.1**. This Updated ES replaces the ES that was prepared for the Application in its entirety.
- 1.1.2 The Proposed Development will include:
- Up to 225 new residential dwellings;
 - A bird conservation area and;
 - Open space.
- 1.1.3 The Site (presented in **Figure 1.1**) is approximately 12.6 hectares (ha) in area, located in the Portchester ward, southeast of the town of Fareham, in the borough of Fareham. The Site is bound to the north by residential properties and Romsey Avenue; to the east by a strip of open space with residential areas beyond; to the south by arable land and football fields; and to the west by arable land and open space.
- 1.1.4 The Site is in current use as arable farmland and there are no permanent buildings on the Site. Access to the Site is via Romsey Avenue, which links to Beaulieu Avenue and then Portchester Road (A27).
- 1.1.5 Beyond the immediate surroundings of the Site, residential properties lie to the north, east and west, with Great Cams Lake to the south and Portsmouth Harbour to the southwest.

Figure 1.1 Site Location Boundary



1.2 Requirement for Environmental Impact Assessment

- 1.2.1 The Environmental Impact Assessment (EIA) process is the mechanism by which the likely significant effects of the Proposed Development on the environment will be assessed.
- 1.2.2 The purpose of the EIA is to establish the nature of the Proposed Development and the environment in which it is likely to take place, during construction and operational phases, so as to identify its likely significant environmental effects both on its own and in combination with other committed developments. The assessment compares the existing situation prior to the start of work (baseline) with the situation during the development phases (construction and operation). It identifies likely effects and the residual effects once mitigated, as well as the cumulative effects.
- 1.2.3 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, SI 2017/571 (the “EIA Regulations”), require that any proposed development falling within the description of a ‘Schedule 2 development’ (as defined within the EIA Regulations), will be subject to an EIA when such development exceeds thresholds and is likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2 (1)).
- 1.2.4 The Proposed Development falls within a description of development listed within Schedule 2 of the EIA Regulations: 10b Urban Development Projects. The thresholds for developments under 10b are:
- the development includes more than 1 hectare of urban development which is not dwellinghouse development; or
 - the development includes more than 150 dwellings; or
 - the overall area of the development exceeds 5 ha.
- 1.2.5 The Proposed Development will exceed 150 dwellings, with the Proposed Development delivering 225 dwellings and the development area exceeds 5 hectares (at 12.6 ha). There is potential for likely significant effects, by virtue of the proposal to develop a greenfield agricultural site for housing and the proximity to a Site to a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC).
- 1.2.6 An EIA Screening Request was submitted by the Appellant to FBC on 31st August 2017, to determine whether an EIA was required. Following this, FBC provided an EIA Screening Opinion on the 12th October 2017, in which they confirmed that an EIA would be required, due to the potential for likely significant effects. The EIA Screening Request and EIA Screening Opinion are presented in **ES Volume 4, Appendix A**.
- 1.2.7 In view of the above, the Appellant recognises that the Proposed Development will constitute ‘EIA Development’ under the EIA Regulations and has therefore committed to undertaking an EIA. As such, this ES has been prepared to report the findings of the EIA.
- 1.2.8 Regulation 18 (3) and Schedule 4 of the EIA Regulations specifies the minimum information required for inclusion in an ES. **Table 1.1** shows the location of this information within the ES.

Table 1.1: Location of Information outlined in Schedule 4 within the ES

Specified Information		Location Within ES
1	Description of the development, including in particular –	See below
(a)	a description of the location of the development	Volume 2, Chapter 2: The Site
(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.	Volume 2, Chapter 2: The Site, Chapter 5: The Proposed Development and Construction Overview.
(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.	Volume 2, Chapter 5: The Proposed Development and Construction Overview.
(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.	Volume 2, Chapter 3: EIA Methodology All Volume 2 technical chapters: Chapter 6: Transport and Access; Chapter 7: Noise and Vibration; Chapter 8: Agriculture and Soils; Chapter 9: Water Resources, Drainage and Flood Risk; Chapter 10: Ecology and Biodiversity; and Volume 3, Landscape and Visual Impact Assessment.
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.	Volume 2, Chapter 4: Alternatives Considered and Design Iterations.
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.	Volume 2, Chapter 4: Alternatives Considered and Design Iterations; Volume 2 technical chapters where relevant; and Volume 3, Landscape and Visual Impact Assessment.
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for	Volume 2, Chapter 3: EIA Methodology All Volume 2 technical chapters: Chapter 6: Transport and Access; Chapter 7: Noise and Vibration; Chapter 8: Agriculture and Soils; Chapter 9: Water Resources, Drainage and Flood Risk;

Specified Information		Location Within ES
	example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Chapter 10: Ecology and Biodiversity; and Volume 3, Landscape and Visual Impact Assessment.
5	A description of the likely significant effects of the development on the environment resulting from, inter alia:	See below.
(a)	the construction and existence of the development, including, where relevant, demolition works;	Volume 2: Chapter 3: EIA Methodology; Chapter 6: Transport and Access; Chapter 7: Noise and Vibration; Chapter 8: Agriculture and Soils; Chapter 9: Water Resources, Drainage and Flood Risk; Chapter 10: Ecology and Biodiversity; and Volume 3, Landscape and Visual Impact Assessment.
(b)	the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;	Volume 2: Chapter 5: The Proposed Development and Construction Overview; Chapter 8: Agriculture and Soils; Chapter 9: Water Resources, Drainage and Flood Risk; and Chapter 10: Ecology and Biodiversity.
(c)	the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;	Volume 2: Chapter 3: EIA Methodology; Chapter 7: Noise and Vibration; Chapter 8: Agriculture; and Chapter 9: Water Resources, Drainage and Flood Risk.
(d)	the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);	Volume 2: Chapter 3: EIA Methodology, Technical Chapters 6 – 10; and Volume 3, Landscape and Visual Impact Assessment.
(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;	Volume 2: Chapter 3: EIA Methodology, Technical Chapters 6 – 10; and Volume 3, Landscape and Visual Impact Assessment.
(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;	Volume 2 technical chapters where relevant.
(g)	the technologies and the substances used.	Volume 2: Chapter 3: EIA Methodology, Technical Chapters 6 – 10.
5 cont.	The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct	Volume 2: Chapter 3: EIA Methodology, Technical Chapters 6 – 10; and

Specified Information		Location Within ES
	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(a) and Directive 2009/147/EC(b).	Volume 3, Landscape and Visual Impact Assessment.
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.	Volume 2: Chapter 3: EIA Methodology, Technical Chapters 6 – 10; and Volume 3, Landscape and Visual Impact Assessment.
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.	Volume 2: Chapter 3: EIA Methodology, Technical Chapters 6 – 10; Summarised in Volume 2, Chapter 13: Residual Effects and Conclusions; and Volume 3, Landscape and Visual Impact Assessment.
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(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) 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.	Volume 2, Chapter 3: EIA Methodology; technical chapters where relevant; and Volume 3, Landscape and Visual Impact Assessment.
9	A non-technical summary of the information provided under paragraphs 1 to 8.	Volume 1, Non-Technical Summary (NTS).

Specified Information		Location Within ES
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement	Volume 2, Chapter 1 Introduction, technical chapters where relevant; and Volume 3, Landscape and Visual Impact Assessment.

1.3 Project Team

1.3.1 Details of the project team are set out in **Table 1.2** below.

Table 1.2: The Project Team

Project Role	Organisation
The Appellant	Foreman Homes Limited
Planning & Project Manager	Woolf Bond Planning
EIA Consultant and Noise and Vibration	The Temple Group (Temple)
Highways (Transport and Access) and Hydrology (Water Resources, Drainage and Flood Risk)	Stuart Michael Associates
Agriculture and Soils	Kernon Countryside
Ecology Biodiversity and Shadow Habitat Regulations Assessment	FPCR Environment and Design Ltd
Landscape and Visual Impact	Deacon Design
Energy Statement	Ridge and Partners LLP

1.4 Statement of Professional Competence

1.4.1 The EIA Regulations state in Regulation 18 (5) (a & b):

“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.”

1.4.2 In accordance with Regulation 18 (5) (a & b), it is confirmed that the EIA has been undertaken by, and the ES has been prepared by, competent experts from the organisations listed in **Table 1.2**. A statement of competence for the EIA Coordinators and contributors is provided below.

Temple

1.4.3 Temple is one of the UK’s leading independent infrastructure and property consultancies, specialising in environment, planning and sustainability. An Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark member and recognised provider of EIA services on some of the UK’s most high-profile development schemes, Temple was responsible for the coordination and management of the EIA and the preparation of the ES. The Temple team was led by James Sanders, Project Director and Tsz Kan Woo as Project Manager. More information is contained in **Table 1.3** below.

1.4.4 Each of the technical assessments (**Chapters 6 to 10**) were provided by experts in their fields and reviewed by Temple. Statements of competence for the technical assessors are provided in **Table 1.3** below.

Table 1.3: Competence of Technical Leads by ES Topic

ES Topic	Technical Lead, Company	Statement of Competence
Coordination, Volume 1 NTS, Volume 2 Introductory and Summary Chapters (Chapters 1 to 5, 12 and 13)	James Sanders (Project Director), Temple	James has a BA (Hons), MSc in Environmental Design and Engineering, is a practitioner member of IEMA, and a Chartered Town Planner. James has over 16 years industry experience.
	Tsz Kan Woo (Project Manager), Temple	Tsz Kan is a Senior Consultant with Temple and has over 8 years' consulting experience. Tsz Kan is an Affiliate member of IEMA and has experience of Project Managing property EIAs on urban and greenfield sites.
Transport and Access	David Wiseman, Stuart Michael Associates	David has a BA (Hons) Town Planning, is a Chartered Town Planner. David is a Director at SMA with over 20 years' experience in the Transportation Group.
Noise and Vibration	Nigel Burton, Temple	Nigel has both a BSc (Hons) and MSc in acoustic related subjects. He has been a member of the Institute of Acoustics since 1997, through which he became a Chartered Engineer. Nigel has over 20 years acoustic consultancy experience both in the UK and internationally and is a Board Member of the Association of Noise Consultants.
	Richard Budesha, Temple	Richard Bsc (Hons), PGDip, is an Associate member of the institute of Acoustics with over 2.5 years' experience in environmental noise and vibration. He is experienced in surveying and baseline, construction, and road traffic noise modelling.
Agriculture and Soils	Tony Kernon, Kernon Countryside	Tony has a BSc (Hons) in Rural Land Management, is a Chartered Surveyor (MRICS) and a Fellow of the British Institute of Agricultural Consultants (FBIAC). He has 35 years' experience of land quality and EIAs.
Hydrology	Tim Wood, Stuart Michael Associates	Tim has a BEng (Hons) in Civil and Structural Engineering and is a Chartered Member of the Institute of Water and Environmental Management (CIWEM). Tim has over 21 years of industry experience.
Ecology	Adam Day, FPCR Environment and Design Ltd	Adam Day BSc (Hons), MSc is an Associate member of the Chartered Institute of Ecology and Environmental Management. Principal Ecological Consultant with 10 years' experience working throughout the UK, specialising in

ES Topic	Technical Lead, Company	Statement of Competence
		bird and bat ecology, particularly in relation to protected sites.
Landscape and Visual Impact	Philip Deacon, Deacon Design	Phil Deacon BA (Hons) PG DIP LA CMLI is a Chartered Member of the Landscape Institute with over 20 years' experience practising as a Landscape Architect. Phil is the Owner / Director of Deacon Design Ltd.
	Michal Nowak, Deacon Design	Michal Nowak MA POLSCI MA EPM MSC SPUD (DIST) PIEMA leads the environmental planning and landscape assessment work at Deacon Design. He has over fifteen years of experience in Environmental Impact Assessment and spatial planning.

1.5 Structure of the Environmental Statement

1.5.1 The ES comprises of three key volumes:

- ES Volume 1 Non-Technical Summary: comprises the standalone non-technical summary (NTS) of the information contained in Volumes 2 to 3 to make it readily understandable to non-specialists;
- ES Volume 2 Main Text: comprises the consideration of related legislation and policy, explanation of assessment methodology and significance criteria, baseline assessments, the proposed mitigation measures and assessment of likely significant environmental effects of the Proposed Development;
- ES Volume 3 Landscape and Visual Impact Assessment; and
- ES Volume 4 Technical Appendices: contain supplementary details of the environmental studies conducted during the EIA including relevant data tables, figures and photographs.

1.5.2 **Table 1.4** sets out the structure of the ES.

Table 1.4: Structure of the ES

Chapter No.	Chapter Title	Description
Volume 1	Non-Technical Summary (NTS)	Summary of the ES in non-technical language.
Volume 2	Main Text	
1	Introduction	Introduction to the ES, EIA Requirements, details of the project team, ES organisation and availability.
2	The Site	Description of the Site and its surrounding environs.
3	EIA Methodology	Methods used to prepare each chapter (including limitations), description of ES structure and content, generic significance criteria, scoping and consultation.

Chapter No.	Chapter Title	Description
4	Alternatives Considered and Design Evolution	Description of the main alternatives considered.
5	The Proposed Development and Construction Overview	Description of the Proposed Development and details of the construction.
6	Transport and Access	Assessment of traffic and transportation effects.
7	Noise and Vibration	Assessment of noise and vibration effects.
8	Agriculture and Soils	Assessment of effects on the Site's soil and previous agricultural use.
9	Water Resources, Drainage and Flood Risk	Assessment of effects on water quality, including effects relating to drainage and flood risk.
10	Ecology and Biodiversity	Assessment of ecological effects.
11	Effect Interactions	Assessment of potential for intra and inter project effects.
12	Residual Effects and Conclusions	Summary of the conclusions of the technical chapters of the ES (including Residual and Cumulative Effects).
Volume 3	Landscape and Visual Impact Assessment	Assessment of effects on landscape and views
Volume 4	ES Technical Appendices	Data, figures and photographs to support the chapters in Volume 2.

1.6 Other Documents

1.6.1 A number of documents were submitted to FBC in support of the planning application and were considered by the Council prior to its determination. The documents comprised as follows:

- Planning Application form;
- Plans;
- Design and Access Statement;
- Planning Statement;
- Statement of Community Engagement;
- Affordable Housing Statement;
- Agricultural Land Considerations;
- Flood Risk Assessment and Drainage Statement Volumes 1 - 3;
- Drainage Technical Note;
- Drainage Strategy;
- Existing Surface Water Flow Paths;
- Soakaway Trial Pit Locations;

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- Surface Water Exceedance Routes;
 - Calculations 1, 30, 100 years;
 - Calculations 100 years + 40%;
 - Calculations Soakaway A;
 - Calculations Soakaway B;
 - Calculations Soakaway C;
 - Calculations Soakaway D;
 - Calculations Soakaway E;
 - Calculations Soakaway F;
 - Infiltration Testing;
 - Logs and Boreholes;
 - Topographical Survey;
 - Trial Pit Plan;
 - Land Use Evidence;
 - Site Nitrogen Budget;
 - Letter outlining the Site's Land Use to Support Nitrogen Budget Calculation;
 - Revised Nitrogen Budget Calculation;
 - Soakaway Evidence;
 - Storage Estimate Calculations;
 - Drainage Strategy Plan;
 - Transport Assessment Volumes 1 - 3;
 - Transport Addendum Volumes 1 – 6;
 - Residential Travel Plan;
 - Walking and Cycle Audit;
 - Road Safety Audit;
 - Technical Note on Review of Existing On Street Parking and Proposed Parking Restrictions;
 - Downend Road Signal Junction Technical Note;
 - Illustrative Landscape Masterplan;
 - Landscape General Arrangement;

- Landscape and Visual Appraisal;
- Air Quality Assessment;
- Archaeological Desk Based Assessment;
- Phase 1 Desk Study;
- Phase 2 Ground Investigation Report;
- Soil Gas Risk Assessment;
- Ecological Impact Assessment;
- Proposal for Bird Conservation Area;
- Reptile Survey and Mitigation Strategy;
- Arboriculture Impact Assessment and Tree Survey;
- Brent Goose Mitigation Area and Bird Reserve Proposal; and
- Technical Note – Response to Hampshire County Council.

1.6.2 Additional documents have been prepared in relation to this Updated ES and comprise as follows:

- Energy Statement;
- Shadow Habitats Regulations Assessment (sHRA); and
- Updated Air Quality Assessment.

1.7 Environmental Statement Availability

1.7.1 Due to the coronavirus pandemic, temporary amendments have been to the Development Management Procedure Order 2015 and the 2017 EIA Regulations to enable planning and other applications to be advertised electronically.

1.7.2 Therefore, the ES is available for viewing on the FBC planning portal, accessible at: <https://www.fareham.gov.uk/casetrackerplanning/>.

1.7.3 Copies of the NTS, the main ES, and other associated documents are available (subject to availability) to purchase as either hard or digital copies from Temple Group Ltd., 21 Perrymount Road, Haywards Heath, West Sussex, RH16 3TP. Further details, including pricing, are available on request.

1.8 Alternative Formats

1.8.1 The text size used in this document has been chosen to cut down on the quantity of paper required in its production. It can however be printed at A3 should a larger version be required.