CHAPTER 3:
EIA METHODOLOGY

This page has been left blank intentionally to enable double-sided printing

3.1 Introduction

3.1.1 This chapter sets out the methodology used to prepare each chapter of the ES and describes the general structure and content of the technical chapters. In particular, it sets out the process of identifying and assessing the likely significant effects of the Proposed Development on the environment.

3.1.2 Further detail on how the assessment methodology is applied to each topic is presented within the respective technical chapter of this ES.

3.1.3 The ES has been prepared to comply with the EIA Regulations[1] which implement European Council Directive 2014/52/EU. The ES has also drawn on current good practice guidance in EIA.

3.2 EIA Scoping and Consultation

3.2.1 Potential environmental topics in relation to the Proposed Development were evaluated, having regard to the EIA Regulations. This has been carried out in order to determine which topics should be included in the EIA, having regard to whether they are likely to give rise to significant effects.

3.2.2 The scheme is subject to an EIA Screening Opinion issued by Fareham Borough Council (FBC) (12th October 2017) (presented in **ES Volume 4, Appendix A**), which required an EIA on the basis of likely significant effects on ecology, hydrology, agriculture and transport. A previous ES to support the planning application submitted in 2018 included assessments for these topics. This Updated ES has scoped in additional topics to support the Appeal, following an internal scoping process and a review of the objections to the Proposed Development. The following EIA topics were identified as having the potential to generate significant effects and therefore have been included in the assessment. These are outlined in **Table 3.1**.

Table 3.1: Scope of the Romsey Avenue EIA Topic Chapters

Scoped In Topic Chapters
Transport and Access
Noise and Vibration
Agriculture and Soils
Water Resources, Drainage and Flood Risk
Ecology
Landscape and Visual Impact

3.2.3 The scope of the ES was extended to include Noise and Vibration to provide an assessment of site suitability and to understand the potential effects on existing businesses surrounding the Site. Objections were received prior to the determination of the application, in relation to the potential noise levels from the AFC Portchester Football Stadium and the potential for them to affect the Proposed Development's new residential dwellings. Concern was expressed to the potential of restrictions being imposed on the operations of the AFC Portchester Football Stadium. Therefore, a Noise and Vibration assessment has been

[1] The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571).

undertaken which looks at the Site suitability and the potential effects of surrounding business on the proposed new residential development.

3.2.4 The scope of the ES was also extended to include a Landscape and Visual Impact Assessment (LVIA) (**Volume 3**). Following a review it was identified that there would be potential for the Proposed Development to generate significant effects upon landscape and visual sensitive receptors so to fully understand the potential for likely significant effects, a LVIA should also be included.

Topics to be Scoped Out of the ES

3.2.5 In line with **Table 3.1** and FBC's EIA Screening Opinion, the following environmental topics are not considered likely to give rise to significant effects and have therefore been scoped out of the ES:

- Socioeconomics;
- Air Quality;
- Archaeology;
- Built Heritage;
- Climate Change;
- Daylight, Sunlight and Overshadowing;
- Ground Conditions and Contamination;
- Human Health;
- Major Accidents and Disasters;
- Telecommunications;
- Waste and Recycling; and
- Wind Microclimate.

3.2.6 The sections below outline the reasoned justification for their exclusion as standalone ES Chapters.

Socio-economics

3.2.7 The Proposed Development was reviewed in the context of the surrounding area to identify the key socio-economic effects and categorise them in terms of their likely significance.

Demand on Education

3.2.8 There are five publicly funded primary schools within the Portchester Primary Planning Area for which the Site is located within that catchment area (as designated by Hampshire County Council). According to the latest school capacity data from the Department of Education (DfE), there are sufficient primary school places in the Portchester Primary Planning Area, with 86% of capacity in use (resulting in 243 spare pupil places).

3.2.9 There are four publicly funded secondary schools within the Fareham Central / East Planning Area for which the Site is located within that catchment area (as designated by Hampshire County Council). According to the latest school capacity data from the DfE, there are sufficient secondary school place across the Fareham Central / East Secondary Planning Area, with 95% of capacity in use (resulting in 187 spare pupil places).

3.2.10 Given that the Proposed Development will introduce 225 new dwellings to the Site, based on Hampshire County Council's pupil yield standards for new developments[2], it is estimated that the Proposed Development will generate a future child yield population equating to 70 new primary school places and 50 new secondary school places being required. As there is currently a surplus of 243 primary school places and a surplus of 187 secondary school places across the relevant schools within the catchment areas, taking into account school capacity forecasts up to the operational year of the Proposed Development (2027), it is anticipated that the Proposed Development would not generate significant effects on the demand for primary and secondary school places.

Demand on Health Services

3.2.11 There are two GP surgeries located within a 2 km catchment area of the Site: Westlands Medical Centre, situated approximately 840 m from the Site; and Portchester Health Centre, located approximately 1.3 km from the Site. At both surgeries, there are a total of 16 GPs and new patients are being accepted at both surgeries. With a total patient list of 20,311, this gives a ratio of 1,269 patients per GP, which is significantly below the NHS Health Urban Development Unit (HUDU) benchmark of 1,800 registered patients per GP.

3.2.12 Given the total population anticipated to be generated by the 225 new residential dwellings (approximately 520 residents), it is estimated that the Proposed Development will generate demand for an additional 0.3 GPs. Currently, baseline figures for GP services within the local immediate area (within 1 km) indicate an average patient size of 1,269, which is well below the target patient list of 1,800 patients per GP. In addition, Portchester Health Centre currently has excess capacity to easily absorb additional demand arising from the Proposed Development. Therefore, it is anticipated that the Proposed Development will not generate significant effects on the demand for health services.

Open Spaces

3.2.13 The Site is located in the Portchester West ward within the Borough of Fareham and is also adjacent to the Portchester East ward. FBC's Open Space Study (2018) found significant sufficiency in the provision of parks and amenity open spaces within the Portchester West and Portchester East wards, of 32.85 hectares (ha) and 40.45 ha, respectively. Therefore, in terms of open space provision for existing residents, there is a good level of local open spaces, including parks, amenity open space and natural green space.

3.2.14 It is considered that the demand for existing open spaces will be increased by the Proposed Development; however, the open space to be provided by the Proposed Development will likely be able to absorb the increased demand. Therefore, it is anticipated that the Proposed Development will not generate significance effects on the demand for open space.

[2] Hampshire County Council (2018) Developers Contributions towards Children's Services Facilities.

Play Spaces

3.2.15 According to FBC's Open Space Study Area (2018), there was a deficiency in play space equipment within the Portchester West ward of 1.36 ha. Due to the deficiency, FBC recommended that any future new development within the ward should look to increase the provision for children's play space. However, the Portchester East ward had a sufficient supply of play space of approximately 31.52 ha, which means that across the study area for the Site in relation to play space, there are adequate play spaces.

3.2.16 Given that there are adequate play spaces across the study area for the Site and that the Proposed Development will provide play space within the proposed open space provision, it is anticipated that the Proposed Development will not generate significant effects on the demand for play spaces.

Scope for Additional Mitigation Measures

3.2.17 Should the Proposed Development generate any potential adverse effects, it is considered that Community Infrastructure Levy (CIL) payments and Section 106 agreements would be made to reduce the scale of effects, so that the Proposed Development does not generate any significant socio-economic effects. Consequently, socio-economics has been scoped out of the ES.

Air Quality

3.2.18 Given the scale of the Proposed Development and the potential for impacts to arise as a result of fugitive dust emissions during construction and additional traffic associated with the operational of the Proposed Development, an Air Quality Assessment was undertaken in September 2018 (and updated in May 2021) to quantify pollutant levels across the Site, consider the suitability of the Site for the proposed end-use and consider potential effects in the vicinity of the Site.

3.2.19 The construction impacts were assessed in accordance with the Institute of Air Quality Management (IAQM) methodology[3]. The potential for air quality impacts from dust generated by earthworks, construction and trackout activities were assessed. On the assumption that good practice dust control measures are implemented, the residual significance of potential air quality impacts were predicted to be negligible and not significant for the Proposed Development.

3.2.20 The dispersion modelling results indicated that pollutant levels at sensitive locations across the Site were below the relevant air quality objectives. The Site is, therefore, considered suitable for residential use without the inclusion of mitigation measures..

3.2.21 Predicted impacts on nitrogen dioxide (NO_2) and particulate matter (PM_{10} and $PM_{2.5}$) concentrations as a result of operational phase exhaust emissions were predicted to be of negligible impact at all sensitive receptor locations considered for the Proposed Development. The overall significance of potential impacts was, therefore, determined to be not significant.

3.2.22 Given the above, it is considered unlikely that the Proposed Development will have significant effects on air quality. Consequently, it has been scoped out of this ES.

[3] Institute of Air Quality Management (2016) Guidance on the Assessment of Dust from Demolition and Construction.

3.2.23 The May 2021 Revised Air Quality Assessment is presented in **ES Volume 4, Appendix A**.

Archaeology

3.2.24 An Archaeological Desk Based Assessment (DBA) was undertaken in December 2016, to evaluate the archaeological potential of the Site. The DBA was carried out based on a 1 km search area from the Site (i.e. the study area).

3.2.25 The Archaeological DBA identified that there is significant evidence of prehistoric activity within and just beyond the study area, ranging from the Lower Palaeolithic through to the Iron Age. The lack of development on the Site and its geological context indicates a high potential for archaeological activity from these periods, particularly the Lower Palaeolithic.

3.2.26 Roman activity in the form a potentially early sunken-floored building (usually associated with Saxon settlements), with a Roman road was recorded to the east of the Site. These find spots are, however, some distance from the Site, suggesting a limited archaeological potential for the Roman period.

3.2.27 The evidence for earl-medieval activity is much more limited, although there is continued occupation of a site to the north-west in use since the Iron Age. This site was abandoned very early in the Anglo-Saxon period and is some distance from the Site, suggesting a negligible potential for early medieval activity.

3.2.28 Medieval activity is also scarce within the Site, which is likely to have been situated between two known areas of occupation at Portchester and Fareham. Archaeological potential dating from the medieval period is, therefore, considered to be negligible and the Site appears to have continued to be in a largely agricultural zone during the post-medieval period, again suggesting a negligible archaeological potential.

3.2.29 There is significant development in the surrounding landscape, as a result of residential development and defensive features constructed during the Second World War. None of these features are recorded within the Site; however, post-war mapping shows some buildings towards the northern end of the Site which may have been associated with military activity. A series of inspection chambers noted on-site appear to be of a later 20th century date.

3.2.30 In view of the above, it is proposed that the assessment, recording and reporting of any archaeological deposits, with the potential to be affected by the construction of the Proposed Development, is secured by suitable conditions to any planning consent that might be granted. Given the mitigation measures proposed, it is considered that the Proposed Development is unlikely to have any significant effects on archaeology and, in line with the EIA Regulations, it has been scoped out of this ES.

3.2.31 The December 2016 DBA is presented in **ES Volume 4, Appendix A**.

Built Heritage

3.2.32 As noted in **ES Volume 2, Chapter 2: The Site**, there are no designated or non-designated built (above ground) heritage assets within the Site itself or within the vicinity of the Site.

3.2.33 There are approximately 3 listed buildings located approximately 990 m to the west of the Site, as follows:

- Grade II* listed Cams Hall;

- Grade II listed Orangery at Cams Hall; and
- Grade II listed screen wall and attached former farmhouse, outbuildings and yard wall forming the east side of Home Farm Yard at Cams Hall.

3.2.34 The closest Scheduled Monuments to the Site are Fort Nelson and a World War II Heavy Anti-aircraft gunsite, located approximately 1.5 km to the north of the Site and Portchester Castle, situated 2.2 km to the east of the Site.

3.2.35 Given the distance between the Site and above noted listed buildings and Scheduled Monuments, it is considered unlikely that the Proposed Development will have significant effects on built heritage. Consequently, it has been scoped out of this ES.

Climate Change

Climate Change Mitigation (GHG emissions reductions)

3.2.36 The EIA Regulations include the need to consider climate as part of the EIA process, and require a consideration of 'the impact of the project on climate' and 'the vulnerability of the project to climate change' (Schedule 4, paragraph 5(f)).

3.2.37 This EIA topic requires consideration of climate change mitigation (the effect on climate from changes to greenhouse gas (GHG) emissions) and climate change adaptation (the effects from climate on the Proposed Developments resilience to a changing climate.

3.2.38 With respect to climate change mitigation, guidance from IEMA on Assessing Greenhouse Gas Emissions and Evaluating their Significance[4] identifies the receptor for changes in GHGs such as carbon dioxide and methane as being the Earth's atmospheric and climatic system, and for the purposes of any assessment it is considered as highly sensitive. As a result, any net material changes to GHG emissions compared to the baseline can be considered significant and subject to the mitigation hierarchy. The Site currently comprises arable farmland which is expected to produce a small quantity of GHG.

3.2.39 The Proposed Development will result in the intensification of uses at the Site, and the main GHG emissions will be associated with embodied carbon within building materials, operational energy (e.g. heating and power to the buildings) and residential traffic. However, the Appellant will ensure these are mitigated to reflect good practice as well as complying with legislative and local policy requirements. This will include:

- Careful consideration of construction materials with lower embodied carbon, such as those with higher recycled content and will aim to design out the quantity of materials overall and design out waste (for example the adoption of offsite construction methodologies and designing for flexibility over the buildings' lifespan;
- Use of efficient construction plant and local sourcing of materials where possible, which would be planned and monitored through a Construction Environmental Management Plan (CEMP) or Code of Construction Practice (CoCP);

[4] Institute of Environmental Management and Assessment (IEMA) (2017) Environmental Impact Assessment Guide to: Assessing Greenhouse Gas Emissions and Evaluating their Significance.

- Adopting energy efficiency principles for the proposed buildings once occupied, such as high insultation standards, mechanical ventilation with heat recovery, and energy efficient lighting, as outlined in the Energy Statement (**ES Volume 4, Appendix A)**;
- Generation of clean energy through air source heat pumps and solar (photovoltaic) panels outlined in the Energy Statement (**ES Volume 4, Appendix A)**;
- Reducing the reliance on private diesel and petrol cars from the Proposed Developments occupants, through the adoption of a Travel Plan to encourage the use of public transport or active travel modes and provision for electric vehicle charging points.

3.2.40 With regard to the production of greenhouse gas emissions, the Proposed Development will inevitably contribute to the production of CO_2 in both construction and operation.

3.2.41 It is anticipated that the residential buildings will be constructed in line with the emerging Building Regulations (Part L) for dwellings (due to be implemented in June 2022) which is currently in consultation draft. This will ensure that the Proposed Development (at a minimum) maximises energy efficiency through building fabric, electricity and heat production, therefore reducing CO_2 emissions. Mitigation measures associated with operational energy use are outlined in the Energy Statement presented in **ES Volume 4, Appendix A**, and include energy efficiency measures and renewable energy technologies as identified above.

3.2.42 Further mitigation measures will be identified during the detailed design of the Proposed Development and included in documents to be submitted as part of any reserved matters planning application, including a CEMP.

3.2.43 Due to the outline nature of this application and therefore uncertainty when it comes to the exact final form of the Proposed Development, it is not proposed to quantify the 'net GHG emissions' in the EIA. The inherent mitigation and targets required by the emerging Part L Building Regulations will likely result in the Proposed Development's contribution to the carbon budget to be minimal especially in the local context. Whilst all GHG emissions are considered to be significant, in the IEMA guidance, it goes on to explain that there is no single preferred method to evaluate significance, but the greater the project's carbon budget (i.e. magnitude of change), the greater its significance. Whilst it is agreed that the Proposed Development will contribute an increase to GHGs, due to the scale of the Proposed Development, the impending Building Regulations and relevance to the UK's carbon budget, this is not considered significant. Furthermore, emissions will continue to reduce into the future, as the grid electricity becomes more decarbonised and as electric vehicles (e.g. buses) replace vehicles dependent on fossil fuels.

3.2.44 Therefore, Climate Change Mitigation (GHG reductions) has been scoped out of the ES.

Climate Change Adaptation (Resilience)

3.2.45 In terms of climate change adaptation, IEMA's EIA Guide to: Climate Change Resilience and Adaptation (2020)[5] recommends that a scheme considers its risk from a changing climate from as early as possible in the design evolution and consideration of alternatives,

[5] IEMA (2020) Environmental Impact Assessment Guide to: Climate Change Resilience and Adaptation

to allow risks to be designed out most effectively. In the UK, the Climate Projections were published in 2018 (known as UKCP18) which identified that in general summers will get hotter and drier and winters will get warmer and wetter, with more frequent extreme weather events.

3.2.46 The main in-combination impact of the climate change parameters and the Proposed Development is considered to be changing rainfall patterns, the Proposed Development is located in Flood Zone 1; however, the potential for increase in surface water run-off and drainage must be considered. Mitigation measures to reduce the impacts identified will be developed as part of the assessment of flood risk and drainage presented within the FRA. To minimise impacts, a number of general adaptation measures will be considered including: selection of climate resilient construction materials, on-site attenuation to minimise the impact on the local drainage network and incorporation of Sustainable Urban Drainage Systems (SuDS) into the design. Future impacts of climate for drainage and flooding are considered as part of the FRA and drainage strategy, to demonstrate that adequate flood compensation areas will be provided on-site, and that the building levels will be raised above minimum flood level (+40% climate change allowance). The detailed FRA and drainage strategy are submitted as part of this Appeal.

3.2.47 The resilience of the Proposed Development to climate change will be considered through the design options appraisal process and will be presented within **ES Volume 2, Chapter 5: Proposed Development and Construction Overview.**

3.2.48 Therefore, Climate Change Adaption (resilience) has been scoped out of the ES.

Daylight, Sunlight and Overshadowing

3.2.49 The Proposed Development comprises of low-density housing and does not include any tall buildings, structures or massing that could lead to daylight, sunlight or overshadowing (DSO) effects upon homes either within the Proposed Development or in the surrounding area. The proposed residential homes will be low density and no greater than 3 storeys in height, with suitable separation distances between the properties; therefore, we expect compliance with the 25 degree rule of thumb, as outlined in British Research Establishment (BRE) guidance. Therefore, the Proposed Development is considered unlikely to have any significant effects on DSO and, in line with the EIA Regulations, it has been scoped out of this ES.

Light Pollution

3.2.50 The Proposed Development comprises residential dwellings and will not deliver land uses that will generate light pollution on surrounding sensitive receptors (e.g. existing residential properties within the vicinity of the Site). Additionally, it is considered that any light pollution from the AFC Portchester Football Stadium will not affect the Proposed Development. The Site is well screened by existing established vegetation and there is a significant distance between the boundary of the Football Club and closest Proposed Development plots (which is greater than existing distances between the Football Stadium and residential development on Cranleigh Avenue). Additionally, the Football Stadium's flood lights are directed inwards towards the pitch, reducing the surrounding sphere of influence. Therefore, it is considered that the Proposed Development is unlikely to give rise to or be affected by any significant effects in terms of light pollution; therefore, light pollution has been scoped out of this ES.

Telecommunications

3.2.51 The Proposed Development does not contain any tall buildings or activities that would impact on radio, mobile or television networks; therefore, telecommunications has been scoped out of the ES.

Wind Microclimate

3.2.52 The Proposed Development comprises of low-density housing and will not include tall buildings, structures or massing that could lead to wind microclimate effects upon homes or pedestrian areas either within the Proposed Development or in the surrounding area. On this basis, it is considered that the Proposed Development would not give rise to any likely significant effects with respect to wind microclimate and therefore, in line with the EIA Regulations, it has been scoped out of this ES.

Ground Conditions and Contamination

3.2.53 A Phase 1 Desk Study was undertaken in December 2016, to identify the former and present day potential contaminative uses of the Site. This included the potential for contaminative uses to impact on sensitive receptors, such as human health, controlled waters, ecological features, building structures and services.

3.2.54 British Geological Survey (BGS) mapping showed that the Site is situated on the bedrock of Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (Undifferentiated) of the White Chalk. The superficial River Terrace Deposits (Undifferentiated) were indicated to be overlying the Site. The superficial deposits are classified as a Secondary A Aquifer, whilst the bedrock is classified as a Principal Aquifer.

3.2.55 Historic mapping indicates that the Site was formed of open land from 1869 to 1951; from 1951 to 1988, the Site remained as open land, with a track and structure developed in the northern section of the Site; from 1955, further structures were developed along the track in the northern section of the Site. Potential sources of pollution indicated from historic maps include residential development located along the northern boundary of the Site and tidal mud, situated approximately 180 m to the south-west of the Site.

3.2.56 There are no Source Protection Zones (SPZs) situated within 2 km of the Site. The nearest potable abstraction point is located approximately 750 m to the north of the Site, with the nearest non-potable abstraction point located approximately 890 m to the west of the Site. There are two historic landfill sites located within 250 m of the Site; one was situated approximately 200 to the west of the Site and accepted commercial and household waste, and another was located approximately 205 m to the south-west of the Site and accepted household waste. No pollution incidents to controlled waters have occurred within 250 m of the Site. The Site is not situated within an area where protection or risk assessment against the ingress of radon is required and there are no Control of Major Accident Hazard (COMAH) Sites located within 250 m of the Site.

3.2.57 Site sensitivity maps indicate an area of unknown infilled ground located approximately 320 m to the south-east of the Site; it was recorded as a possible infilled pit/quarry. In addition, two unknown infilled land (water) entries were recorded 250 m and 300 m to the south-west of the Site. A commercial point of interest was recorded 115 m to the north-west of the Site, as DD Diagnostics, a vehicle testing and repair company. No other significant potential sources of contamination were shown on the Landmark Envirocheck Site Sensitivity Maps.

3.2.58 As part of the Phase 1 Desk Study, a preliminary risk assessment was then undertaken in relation to the development submitted for approval as part of the 2018 planning application, which is considered a worst-case scenario when compared to the Proposed Development (in terms of the proposed developable area). As a result of the risk assessment, it was recommended that a Phase 2 Ground Investigation be undertaken, to undertake a qualitative risk assessment to human health.

3.2.59 As a result of the above, a Phase 2 Ground Investigation (dated March 2017) was undertaken in February 2017, to further advise on and confirm ground conditions on-site via in-situ testing and geotechnical laboratory testing undertaken on soil samples taken from trial holes and to determine risks to human health. This Ground Investigation was similarly based on the development submitted for approval as part of the 2018 planning application, which is considered a worst-case scenario when compared to the Proposed Development.

3.2.60 The quantitative risk assessment of the Phase 2 Ground Investigation determined that there was no risk from soils to the human health of construction workers of future end users of the development assessed. A groundwater risk assessment was outside the scope of the Ground Investigation; however, as the soil samples showed no risk to human health, it was considered unlikely that groundwater would be a risk to human health either.

3.2.61 Given the information outlined above, it is considered likely that there will be no significant effects in relation to ground conditions and contamination, as a result of the Proposed Development, and that ground conditions and contamination can be scoped out of this ES.

3.2.62 The December 2016 Phase 1 Desk Study and the March 2017 Phase 2 Ground Investigation report are presented in **ES Volume 4, Appendix A**

Human Health

3.2.63 Health is influenced by many factors, including age, gender, ethnicity, education, employment, income, social networks, air, water quality, contaminated land, and access to social and public health services.

3.2.64 The human health implications of the Proposed Development would be as a result of issues which are already assessed and presented within the ES. **Table 3.2** outlines where human health is addressed within the Appeal.

Table 3.2: Location of Information on Human Health

Application Document	Topic Area Addressed
This chapter	Access to local facilities e.g. GPs, school availability and open space.
Volume 2, Chapter 7: Noise and Vibration	Effects of noise and vibration on human health.
Volume 2, Chapter 9: Water Resources, Drainage and Flood Risk	Potential for water pollution.
Air Quality Assessment	Effects on air quality and human health.

3.2.65 There may be significant beneficial health effects resulting from the Proposed Development which will provide high-quality residential properties and public amenity space. There will also be beneficial effects on the population due to the increase in employment during the construction phase of the Proposed Development.

3.2.66 On this basis, it is considered that the likely effects on human health will be adequately assessed within other applicable areas of the ES.

Major Accidents and / or Disasters

3.2.67 Under Schedule 3 of the EIA Regulations, the risks of major accidents and natural disasters relevant to the Proposed Development needs to be considered.

3.2.68 The Proposed Development would introduce residential properties into an area which currently supports agricultural land uses.

3.2.69 There have been no significant pollution incidents to controlled waters within 250 m of the Site.

3.2.70 The Site is not in an area that could be affected by coal mining activity and there are no COMAH sites located within 250 m of the Site. Therefore, the Proposed Development is not likely to produce an elevated risk of accidents and natural disasters.

3.2.71 The CEMP will be prepared by the Appellant prior to the construction stage of the Proposed Development, this will include all proposed construction mitigation measures.

3.2.72 The design of the Proposed Development is in accordance with industry standards including drainage and building regulations to reduce the potential for accidents and natural disasters to impact on the Proposed Development. **Table 3.3** outlines where the potential for accidents and disasters have been addressed within the application.

Table 3.3: Location of Information on Accidents and Disasters

Potential Accidents and Disasters	Location within the ES and the Application
Flood Risk	Volume 2, Chapter 9: Water Resources, Drainage and Flood Risk; Flood Risk Assessment, Drainage Strategy
Water Pollution	Volume 2, Chapter 9: Water Resources, Drainage and Flood Risk.

3.2.73 In consideration of the above, there are not likely to be any significant effects from major accidents and natural disasters and therefore this has been scoped out of this ES.

Waste and Recycling

3.2.74 The Site is used for arable agriculture and does not contain any built structures. Therefore, there will be no waste associated with demolition.

3.2.75 In accordance with the principles of the Waste Management Plan for England (2013)[6] and the National Planning Policy for Waste (2014)[7], a principal aim during construction will be to reduce the amount of waste which is generated and exported from the Site. This will include measures such as 'just in time deliveries', the secure storage of materials and prevention of stockpiling to minimise the potential for waste. This approach complies with managing waste towards the higher end of the Waste Hierarchy[8], where the intention is first to prevent, reuse, recycle and as a last resort, to dispose of waste off-site as necessary. All

[6] Department for Environment, Food and Rural Affairs. (2013). *Waste Management Plan for England.*

[7] Ministry of Housing, Communities and Local Government. (2014). *National Planning Policy for Waste.*

[8] Department for Environment, Food and Rural Affairs. (2011). *Guidance on applying the Waste Hierarchy.* London.

relevant construction contractors will be required to investigate opportunities to minimise and reduce waste generation in line with Waste and Resources Action Programme's (WRAP) 'Halving Waste to Landfill' initiative.

3.2.76 The Proposed Development is likely to generate waste during the construction process, it is envisaged that where possible any excavated waste will be reused on Site as part of the landscaping for the scheme, where this is not possible it will be disposed of at an appropriately licensed facility. Construction waste will be generated as part of the build out process and domestic waste will be generated related to the operation of the completed development.

3.2.77 During construction, the effects of waste are likely to be minimised through good on-site management practices, managed through effective implementation of a CoCP. The CoCP will be submitted to FBC for approval before any construction takes place. General information to be included in a CoCP as relevant to the Site and waste anticipated to be generated as a result of construction are discussed in **Volume 2, Chapter 5: The Proposed Development and Construction Overview.**

3.2.78 In operational terms, the effects on residential waste recycling and composting facilities will be minimal, and a waste management strategy will be developed to ensure that any impacts are managed effectively.

3.2.79 Therefore, there are not likely to be significant effects with respect to waste and a stand-alone chapter has not been provided within this ES.

3.3 The Requirement for an EIA

3.3.1 The EIA Regulations implement amendments to EU Directive 2011/92/EU contained within the European Directive 2014/52/EU. They apply to the assessment of environmental impacts that are likely to arise from certain types of public and private projects.

3.3.2 EIA is a systematic process during which potential significant environmental effects from a proposed development project are identified and assessed, and the scope for minimising these is presented to the relevant decision maker (in the EU Directives, the 'competent authority') in an ES accompanying a planning application.

3.3.3 The aim of the EIA is to provide the competent authority with the information necessary to consider potential significant environmental effects (both negative and positive), to ascertain whether these are acceptable, and, where appropriate, to secure mitigation measures to minimise negative impacts prior to granting relevant consents.

3.3.4 The requirement for an EIA is either mandatory or conditional, depending on the classification of the development project and in the latter case, this is based, in turn, on the likelihood of significant effects arising. Under the EIA Regulations, an ES must be submitted with planning applications for "EIA Development". EIA Development may be:

- Schedule 1 Development (development of a description set out at Schedule 1); or
- Schedule 2 Development likely to have significant effects on the environment by virtue of factors such as its nature, size or location (where Schedule 2 Development is development of a description mentioned in column 1 of Schedule 2 where the relevant thresholds in Column 2 are exceeded (or any part of the development is in a "sensitive area" (e.g. AONBs, National Parks)).

3.3.5 Schedule 1 Development always requires EIA. Schedule 2 development requires EIA only if it is likely to have significant effects on the environment.

3.3.6 Schedule 3 of the EIA Regulations describes the criteria that must be taken into account in determining whether a development, which falls within the size threshold applicable to Schedule 2 Development, is likely to have significant impacts and hence should be subject to EIA. These include:

- the characteristics of the development;
- the environmental sensitivity of the location; and
- the characteristics of the potential impact.

3.3.7 Where it is determined that a proposed development requires an EIA or where an ES is submitted, the application is known as an 'EIA Development'.

3.3.8 The Proposed Development is not a Schedule 1 Development.

3.3.9 The Proposed Development falls within a description of development listed within Schedule 2 of the EIA Regulations: paragraph 10b Urban Development Projects. The thresholds for developments under paragraph 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.

3.3.10 The Proposed Development will exceed 150 dwellings (at 225 dwellings) and the development area exceeds 5 hectares (12.6 ha). The potential to generate significant effects are considered to be likely by virtue of the proposal to develop a greenfield agricultural site for housing and the proximity of the Site to a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Special Area of Conservation (SAC).

3.3.11 As outlined in paragraph 3.2.2, the Appellant recognised the potential for the development (that was submitted for approval as part of the 2018 planning application) to generate significant effects, particularly following receipt of FBC's EIA Screening Opinion on 12th October 2017, in which they confirmed that an EIA would be required. Therefore, an EIA has been undertaken for the Proposed Development and this ES has been prepared to report the findings of the EIA.

3.4 The EIA Regulations

3.4.1 The EIA Regulations require that an EIA be undertaken for the Proposed Development, and that an ES identifying impacts and associated mitigation measures must be provided to accompany the planning application.

3.4.2 For the purposes of the EIA Regulations, Regulation 18 (3) defines an environmental statement as:

"…a statement which includes at least:

(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;

(b) a description of the likely significant effects of the proposed development on the environment;

(c) a description of any features 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;

(d) 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;

(e) a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and

(f) any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.

3.4.3 Temple has been commissioned by the Appellant to prepare the EIA in line with the EIA Regulations and the other relevant EIA guidance and to produce the ES which will be submitted as part of the Appeal.

3.4.4 The Appellant has provided the necessary information to enable preparation of this ES. The ES will ensure that sufficient information is provided to enable the Planning Inspectorate to make a decision about the planning application with due regard to and in the knowledge of any likely significant environmental effects.

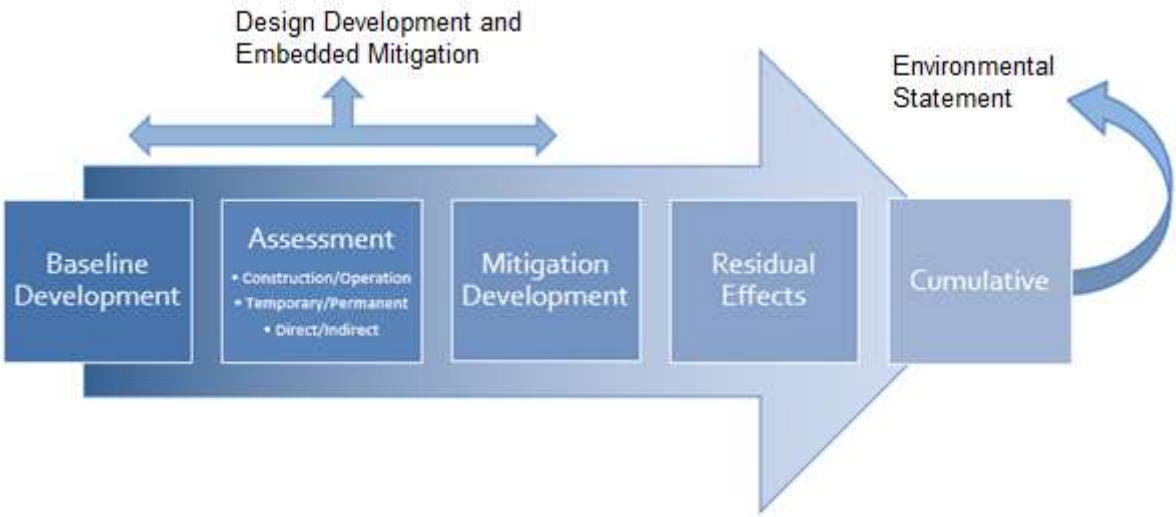
3.4.5 Once submitted, FBC is required to publicise the availability of the ES (and any related additional information) to potentially interested parties, such as statutory and non-statutory consultees and the public, so as to enable their opinions on the project and ES to be represented by the planning process.

3.5 The Environmental Statement Approach

Approach to Technical Studies

3.5.1 The approach taken to the EIA process is shown in **Figure 3.2**. The general approach to the assessment establishes the baseline for each topic. Receptors and resources are identified, and their sensitivity classified. The potential impacts of the Proposed Development on these receptors and resources are assessed for the construction and operational phases of the Proposed Development, taking into account any embedded mitigation. Subsequently, additional mitigation measures are considered, as appropriate, allowing the likely significant residual and cumulative effects to be identified.

Figure 3.2: EIA Assessment Process



3.5.2 In order to inform the design process, the EIA studies commenced at an early stage in the development and design process of the Proposed Development. The studies have been undertaken in accordance with current best practice. Specific guidance used is referenced within each of the respective technical chapters.

3.5.3 The assessments involved consultation with statutory and non-statutory bodies, desk-based research, site inspections and surveys, impact and effect prediction and identification of mitigation measures.

3.5.4 The assessment and conclusions of the ES are based on the Proposed Development applied for and as described in **Chapter 5: The Proposed Development and Construction Overview**.

Covid-19

3.5.5 Where Covid-19 has had any affect upon the assessments undertaken this has been detailed within the relevant assessment chapters.

Baseline Development

3.5.6 The ES primarily describes environmental impacts in terms of the extent of likely change to the baseline environment. Unless stated otherwise, the baseline represents the current environmental conditions of the Site.

3.5.7 The technical assessments undertaken for the 2018 planning application were carried out in 2018, based on 2017 baseline conditions, with the exception of the ecology assessment, for which the baseline conditions were updated to reflect 2018. Following acceptance of the Appeal, the 2017/2018 baseline conditions have been reviewed and updated to reflect a 2021 baseline, where appropriate.

3.5.8 However, in some circumstances it may be necessary to apply a ‘future baseline’ or a more historic one when based on population survey data. Where this has been undertaken this has been explained within the relevant technical ES chapters.

Spatial Scope

3.5.9 The redline boundary of the Proposed Development is shown at the end of this chapter in **Figure 3.4**. Assessment study areas vary by topic, according to the baseline information and the nature of likely impacts. These are outlined within each technical chapter.

3.5.10 The scale and layout of the outline components are presented as scale and layout parameters (in terms of a maximum building envelope). The maximum development parameters of the scheme, including the maximum number of dwellings and extent of built area, are described in described in **Chapter 5: The Proposed Development and Construction Overview** and the Appeal plans, and have been taken as a worst case scenario for the purposes of the EIA assessment.

3.5.11 There are a number of technical aspects of the EIA where scale and layout are of particular relevance for the purposes of the assessment of environmental impacts. These are as follows: Noise and Vibration; Traffic and Transport, and Landscape and Visual Impact.

3.5.12 The EIA tests the maximum parameters so as to ensure that the reasonable worst case environmental impacts sought for outline approval are assessed by the EIA. This is in accordance with the Rochdale Envelope approach. The maximum extent of the building envelope potentially leads to, for example, increased view obstruction, and a reduction in the amount of available open space between the buildings. There are no anticipated topics within this ES for which the maximum parameters of the Proposed Development are not considered to be the reasonable worst-case scenario.

Temporal Scope

3.5.13 The ES assesses the environmental impacts of the Proposed Development during both construction and operation. The assessment compares the current and future baseline conditions (as appropriate) to those conditions expected with the construction and operation of the Proposed Development. The assessment assumes that construction starts in 2023, subject to securing planning consent.

3.5.14 The assessment considers the totality of the Proposed Development from construction through to operation, using the following assessment scenarios:

- existing baseline;
- future baseline (without Proposed Development);
- assessment of peak construction effects; and
- assessment of operational effects (all construction complete, the Proposed Development fully occupied and operational).

Structure of Technical Chapters

3.5.15 Each technical chapter of the ES **(Volume 2, Chapters 6 to 10)** has been set out broadly in line with structure outlined in **Table 3.4**.

Table 3.4: Structure of the Technical Chapters

Technical Chapter Structure	
Scope of Assessment	Each of the technical chapters begins with an introduction to the assessment, explaining its purpose in the context of the Proposed Development and ES, including any key topics / aspects which have been scoped in or out of the assessment.
Legislation, Policy and Guidance	This section includes a summary of national, regional and local policies of relevance to the environmental discipline and assessment. Where applicable, relevant legislation has also been summarised.
Assessment Methodology and Significance Criteria	This section provides an explanation of methods used in undertaking the study with reference to published standards, guidelines and best practice. Limitations or difficulties encountered are discussed, if any. It also discusses the application of sensitivity, magnitude and significance criteria within the assessments.
Baseline Conditions	This section describes and evaluates the baseline environmental conditions i.e. the current situation and anticipated changes over time in the absence of the Proposed Development. This is a critical part of the EIA process as it provides a measure against which the likely significant effects on the environment can be assessed.
Assessment of Effects	This section identifies the likely significant effects on the environment resulting from the Proposed Development during construction and operational phases taking into account the embedded mitigation outlined in the CEMP and within each of the topic chapters 6 to 10. A description of the likely effects of the Proposed Development and an assessment of their predicted significance are also provided.
Mitigation Measures	One of the main aims of the EIA process is to develop suitable mitigation measures to avoid, reduce or compensate for all significant adverse effects of a project. These measures relate to all phases. This section describes the additional measures which would be implemented to mitigate against potentially significant adverse effects. Where possible, enhancement measures have been proposed.
Residual Effects	The residual effects, i.e. the remaining effects of the Proposed Development assuming implementation of the proposed embedded and additional mitigation measures, have been estimated and presented.
Cumulative Effects	This section summarises the cumulative effects of the Proposed Development in combination with identified schemes.
Summary and Conclusions	Each technical chapter concludes with a brief summary outlining the potential residual effects for the construction phase (short / medium) and operation (long-term) phase of the Proposed Development along with any cumulative effects.

Assessment of Effects

3.5.16 The assessment of significance of effects has been undertaken using appropriate national and international quality standards. Where no such standards exist, the judgements that underpin the attribution of significance are described. The guidelines, methods and techniques used in the process of determining significance of effects are contained within each of the technical chapters presented.

3.5.17 The ES considers the following periods to support the assessment of likely significant effects:

- Existing baseline (2021);
- Construction phase (2023 - 2027); and
- Operational phase (2027).

3.5.18 The ES identifies the likely significant effects of construction of the Proposed Development against the 2021 baseline.

3.5.19 The assessment of operational effects is undertaken against the future baseline in 2027 (the 'without development'/'do nothing' scenario, see **Chapter 5: The Proposed Development and Construction Overview**), unless otherwise stated in the individual technical chapters.

3.5.20 Certain topics have undertaken an assessment of peak construction effects to ensure a reasonable worst-case scenario is considered and that any conclusions are sufficiently robust to accommodate potential changes in the construction methodology. Where a worst-case scenario has been assessed, this has been set out in the assumptions and limitations section of the technical chapters **(Chapters 6 to 10 and Volume 3, Landscape and Visual Impact Assessment)**.

3.5.21 Peak construction traffic is anticipated during 2023, with construction traffic accessing the Site via Beaulieu Avenue and Romsey Avenue. **Chapter 5: The Proposed Development and Construction Overview** provides further detail on the proposed construction methodology and outlines the key construction activities that are likely to generate environmental effects.

Defining Significance

3.5.22 The changes generated by a development project may result in outcomes which are considered to be positive or adverse, and in some cases may be considered to be neutral. Examples would include: new scheme-related noise or air pollution, changes in lighting levels, loss of habitat or top soil, new planting and habitat re-provision, changes to the landscape, loss of surface permeability, waste production, etc.

3.5.23 Examples of receptors / resources that might be affected by such changes include: people (residents, passers-by, workers etc.), designated sites (Sites of Specific Scientific Interest, Conservation Areas, groundwater protection zones etc.) and non-designated environmental resources of value.

3.5.24 Effects come about as the result of imposing changes on receptors / resources. The physical extent of effects (in terms of the geographical area affected, or the size of the human population affected, or the spatial extent of any protected species or habitats affected) should all be taken into account when assessing the importance of likely changes along with duration, frequency and reversibility.

3.5.25 Step 1 of the process of assessing the significance of an effect (i.e. the imposition of a change onto a receptor / resource) is to identify all relevant combinations of change and receptor / resource which may arise as a consequence of implementing the Proposed Development. This is most easily and clearly done by dividing the assessment by topic

area and then further sub-dividing within topic areas the source and type of change (distinguishing between direct, indirect and secondary) and the receptor(s) effected by this.

3.5.26 Step 2 is to use professional judgement and / or appropriate best practice guidance (and taking into account specific statutory or non-statutory values and objectives as may be applicable, for example, in relation to air quality or water quality threshold values) to identify:

- the sensitivity of the receptors / resources concerned;
- the strength (and the geographical scale at which the change is identified), duration and frequency of the likely changes; and
- to score these components of the effect under consideration.

3.5.27 The duration of an effect can be assessed to be:

- temporary (e.g. demolition and construction phase); or
- permanent (e.g. once the Proposed Development is completed and operational).

3.5.28 Where appropriate and greater precision is helpful, the following terms can also be used:

- short term (<5 years);
- medium term (5-10 years); or
- long term (>10 years).

3.5.29 Some changes will affect different receptors / resources to different degrees, and some receptors / resources may be affected by a range of potential changes (to which they may well exhibit different sensitivities). Significance must therefore be judged in the context of a specific combination of change and receptor / resource.

3.5.30 Generic criteria for determining the value / sensitivity of a receptor or resource based on its relative importance and its ability to accommodate change and / or recover from impacts is provided in **Table 3.6** below.

Table 3.6: Methodology for Determining Value / Sensitivity

Sensitivity	Examples of Receptor Resources
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

3.5.31 Generic criteria for determining the magnitude of an impact based on the strength of change the geographical scale at which it is identified, the duration, frequency and reversibility of the change is provided in **Table 3.7**.

Table 3.7: Methodology for Determining Impact Magnitude

Magnitude of Impact	Criteria for Assessing Impact
Major	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post-development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post-development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

3.5.32 Step 3 of the process of assessing the significance of an effect is to describe and document the outcome of Steps 1 and 2, and to judge the significance of each potential effect determined by the interaction of value / sensitivity and magnitude, whereby the effects can be beneficial, adverse or neutral.

3.5.33 A generic Effect Significance Matrix is set out in **Table 3.8** to assist in this judgement of significance, whereby it is generally considered that any effect greater than “minor” is considered a significant effect.

Table 3.8: Effect Significance Matrix

Magnitude	Sensitivity		
	High	**Moderate**	**Low**
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
Negligible	Negligible	Negligible	Negligible

3.5.34 However, in all cases the author should exercise professional judgement and take account of all relevant topic specific standards, guidance and threshold in assessing the significance of an effect.

3.5.35 Step 4 is to records those effects which are to be treated as significant, and to identify those effects which, while not in the end deemed to be significant, may well need to be considered further in the context of cumulative impacts.

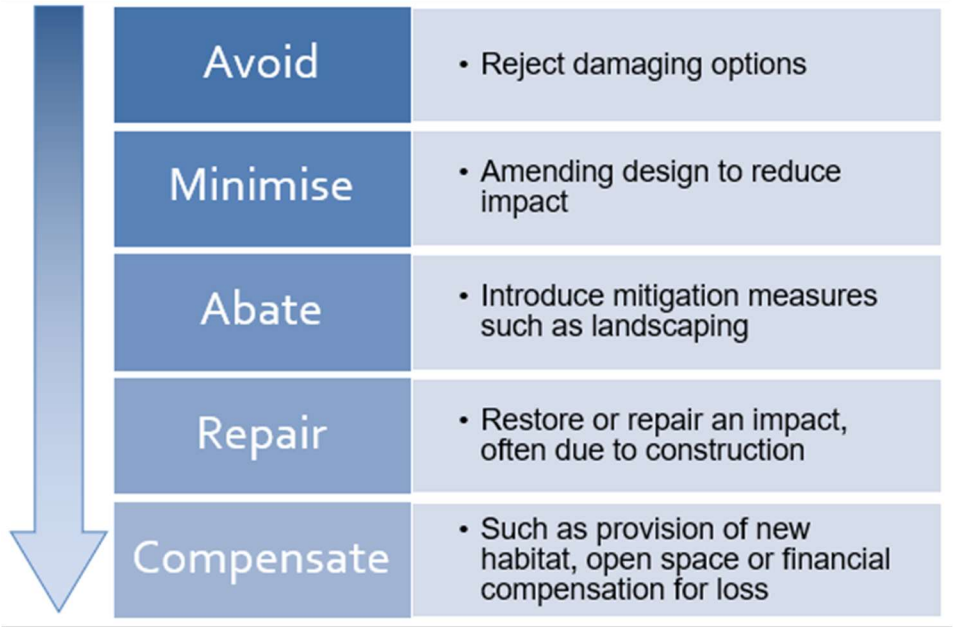
3.5.36 The matrix presented above in **Table 3.8** is widely accepted and used within the EIA industry. The magnitude and significance criteria have been provided as a guide for technical specialists to assess effect significance. Generally, a significant effect in EIA terms is one which is moderate beneficial / adverse or above. An effect which is negligible or minor beneficial / adverse is considered to be not significant in EIA terms.

3.5.37 Where discipline specific methodology has been applied that differs from the generic criteria above, this has been clearly explained within the given chapter under the heading of Assessment Methodology and Significance Criteria.

Mitigation Measures

3.5.38 Any potentially significant adverse effects have been considered for mitigation at the design stage and, where practicable, specific measures have been put forward. Measures have been considered based on the hierarchy of mitigation set out in **Figure 3.3**.

Figure 3.3: Mitigation Hierarchy



3.5.39 Where the effectiveness of the mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, data and / or professional judgement has been introduced to support these assumptions.

3.5.40 Mitigation to be implemented during the construction and operational phases will be secured through planning conditions and obligations.

3.5.41 Two main types of potential mitigation measures have been assessed:

- Embedded Mitigation – embedded mitigation includes design / standard control measures, which have been taken into account in an initial assessment of the effects. The Proposed Development has been developed in such a way that the reduction and, wherever possible, elimination of any associated significant adverse environmental effects is integral to the overall design philosophy. The embedded mitigation measures are presented within the technical chapters (**Volume 2**, **Chapters 6 to 10 and Volume 3**).
- Additional Mitigation – further additional mitigation measures may be introduced, where appropriate, and are taken into account in the assessment of residual effects. Where it has not been possible to avoid adverse significant environmental effects, such additional mitigation and monitoring measures are discussed as applicable in the relevant technical chapter.

Residual Effects

3.5.42 The likely residual effects on the environment, assuming the successful implementation of the mitigation measures proposed, are identified within each assessment.

3.5.43 The residual effects have been assessed using the same system as described above taking account of any assessment mitigation proposals. Residual effects have then been assessed in terms of significance. Generally, based on the described classification and professional judgement, effects considered to be moderate or major have been deemed significant, and those considered minor, or negligible, have been deemed not significant.

Cumulative Effects

3.5.44 The EIA Regulations specify that the description of the likely significant effects within an ES should include "*the direct effects and any indirect, secondary, cumulative…effects*".

3.5.45 There are two types of cumulative effects: Type 1, intra-project effects which are the combined effects of individual topic impacts on a particular sensitive receptor, and Type 2, inter-project effects which are the combined effects of several development schemes (in conjunction with the Proposed Development) which may, on an individual basis be insignificant but, cumulatively, have a significant effect.

3.5.46 The ES has given consideration to cumulative effects for schemes located within an approximate 3.5 km radius from the boundary of the Site. Using professional judgement, it is considered that this spatial extent represents a suitable area over which any potential cumulative effects may occur. Any variations from this 3.5 km radius boundary within individual topic assessments are set out in the respective technical chapters. The cumulative schemes considered include:

- approved but uncompleted projects (i.e. unimplemented or under construction); and
- projects for which an application has been made and which are under consideration by the consenting authorities.

3.5.47 The 2017 EIA Regulations only require consideration of other existing and or approved projects; however, in order for the list to remain up to date at the time of submission, we have considered submitted applications up to the time of submission of the appeal.

3.5.48 **Table 3.9** sets out the consented and committed schemes for consideration in the cumulative effects assessments, some of which are now known to be operational and therefore form part of the existing baseline. These are also shown spatially on **Figure 3.5** at the end of this Chapter.

Table 3.9: Schemes for Consideration in the Cumulative Effects Assessment

No.	Site Address	Planning Application Ref.	Indicative Description	Status
1	Land to the East of Down End Road Fareham	P/20/0912/OA	Outline Planning Application With All Matters Reserved (Except The Means Of Access) For Residential Development, Demolition Of Existing Agricultural Buildings And The Construction Of New Buildings Providing Up To 350 Dwellings, The Creation Of New Vehicular Access With Footways And Cycleways, Provision	Appealed, awaiting outcome

No.	Site Address	Planning Application Ref.	Indicative Description	Status
			Of Landscaped Communal Amenity Space, Including Children's Play Space, Creation Of Public Open Space, Together With Associated Highways, Landscaping, Drainage And Utilities.	
2	Trafalgar Wharf Hamilton Road Portsmouth PO6 4PX	13/00993/OUT	Outline application for mixed use development comprising up to 163 dwellings in two-, three- and four storey buildings and one 10 storey building with associated landscaping areas and parking; a flood defence barrier; and construction of up to 18094sqm of floorspace in buildings for use Class B1, B2 and/or B8 purposes, following the demolition of existing buildings with accesses from Hamilton Road (principle of access to be considered) (resubmission of 12/00998/OUT)	Subject to securing planning obligations
3	Land south of Longfield Avenue Fareham	P/20/0646/OA	Outline Application With All Matters Reserved (Except Access) For Up To 1,200 New Homes (C3); 80 Bed Care Homes (C2); A New 2 Form Entry Primary School (D1); A Local Centre To Comprise Flexible Commercial Floorspace (A1, A2, A3 And A5 Up To 800Sq.M) And Community Centre And Health Care Facility (D1 Use Up To 700Sq.M); The Formation Of New Means Of Access Onto Longfield Avenue And Peak Lane; New Open Space Including The Laying Out Of A New Country Park And Sports Facilities; Drainage Infrastructure; Walking And Cycling Infrastructure And Other Associated Infrastructure Works.	Under consideration
4	Land East of Newgate Lane East Fareham	P/19/1260/OA	Cross Boundary Outline Application, With All Matters Reserved Except For Access, For The Construction Of Up To 99 Residential Dwellings, Landscaping, Open Space And Associated Works, With Access From Brookers Lane (Gosport Borough Council To Only Determine Part Of The Application Relating To Part Of Access In Gosport Borough).	Appealed, awaiting outcome
5	Land at Newgate Lane (South) Fareham	P/19/0460/OA	Outline Planning Permission For The Demolition Of Existing Buildings And Development Of Up To 115 Dwellings, Open Space, Vehicular Access Point From Newgate Lane And Associated And Ancillary Infrastructure, With All Matters Except Access To Be Reserved.	Appealed, awaiting outcome

Interactive Effects

3.5.49 Interactive effects are also considered in the ES. Interactive effects arise where a receptor experiences multiple effects of the Proposed Development (often across different environmental topics), and where the effect of one topic alters the experience of the effect of another topic. Common examples of these include:

- the combined nuisance effect of increased traffic, noise and air pollution, and adverse visual impacts during construction;
- changes to ground conditions and water levels and the resultant impact on archaeological remains; and
- increased demand on open space exacerbated by effects that would worsen the experience of using current amenity spaces.

3.6 Assumptions and Limitations

3.6.1 The principal assumptions that have been made and any limitations that have been identified in preparing the ES are set out in each technical chapter. General assumptions include the following:

- assessments for the 2018 planning application were based on 2017/2018 baseline conditions; where appropriate, the 2017/2018 baseline conditions have been reviewed and updated to reflect the 2021 baseline conditions, with the exception of the noise baseline conditions, for which noise monitoring surveys have been undertaken in 2021;
- current surrounding land uses do not change, with the exception of the cumulative developments identified;
- assessments are based on published sources of information and primary data collection, sources are provided as necessary;
- assessments are based on the description of the Proposed Development and the anticipated construction methodology and programme summarised in **Chapter 5: The Proposed Development and Construction Overview**;
- the design, construction and operation phases of the Proposed Development will satisfy minimum environmental standards, consistent with contemporary legislation, practice and knowledge;
- planning permission, when granted, will contain conditions that will control disturbance during construction and operation, and be sufficient to limit the development to that which has been assessed in the EIA;
- any future development of the Site, beyond the Proposed Development to which this ES relates, will be determined through separate planning applications and is not assessed within this ES; and
- the construction information on which the assessments are derived, are based on the best information available at the time of writing and represent a reasonable scenario of how the Proposed Development may be implemented.

3.7 Objectivity

3.7.1 The technical studies undertaken within the ES have been progressed in a transparent, impartial and unbiased way with equal weight attached, as appropriate, to beneficial and adverse effects. Where possible, this has been based upon quantitative and accepted criteria together with the use of value judgements and expert interpretations.

3.7.2 The assessment has been explicit in recognising areas of limitation within the ES and any difficulties that have been encountered, including assumptions upon which the assessments are based. Where appropriate, the assessment of significance has been given confidence levels.

Figure 3.4: Site Boundary

Figure 3.5: Cumulative Schemes