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# **Sustainability Appraisal for the New Community North of Fareham Plan**

**Options Assessment**

**April 2013**



NATURAL PROGRESSION

# Sustainability Appraisal for the New Community North of Fareham Plan

## Options Assessment

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## Abbreviations

|      |   |
|------|---|
| ALC  | Agricultural Land Classification            |
| AQMA | Air Quality Management Area                 |
| ASNW | Ancient Semi Natural Woodland               |
| BAP  | Biodiversity Action Plan                    |
| BRT  | Bus Rapid Transit                           |
| CSH  | Code for Sustainable Homes                  |
| DAM  | Detailed Assessment Matrix                  |
| DPD  | Development Plan Document                   |
| FBC  | Fareham Borough Council                     |
| HLA  | High Level Assessment                       |
| HRA  | Habitats Regulation Assessment              |
| HWRC | Household Waste and Recycling Centre        |
| LDF  | Local Development Framework                 |
| NCNF | New Community North of Fareham              |
| NPPF | National Planning Policy Framework          |
| SA   | Sustainability Appraisal                    |
| SAC  | Special Areas of Conservation               |
| SAM  | Scheduled Ancient Monument                  |
| SDMP | Solent Disturbance and Mitigation Project   |
| SEA  | Strategic Environmental Assessment          |
| SINC | Sites of Importance for Nature Conservation |
| SPA  | Special Protection Areas                    |
| SPZ  | Source Protection Zone                      |
| SRTM | Sub Regional Transport Model                |
| SSSI | Sites of Special Scientific Interest        |

# 1 Introduction

## 1.1 Purpose of this Report

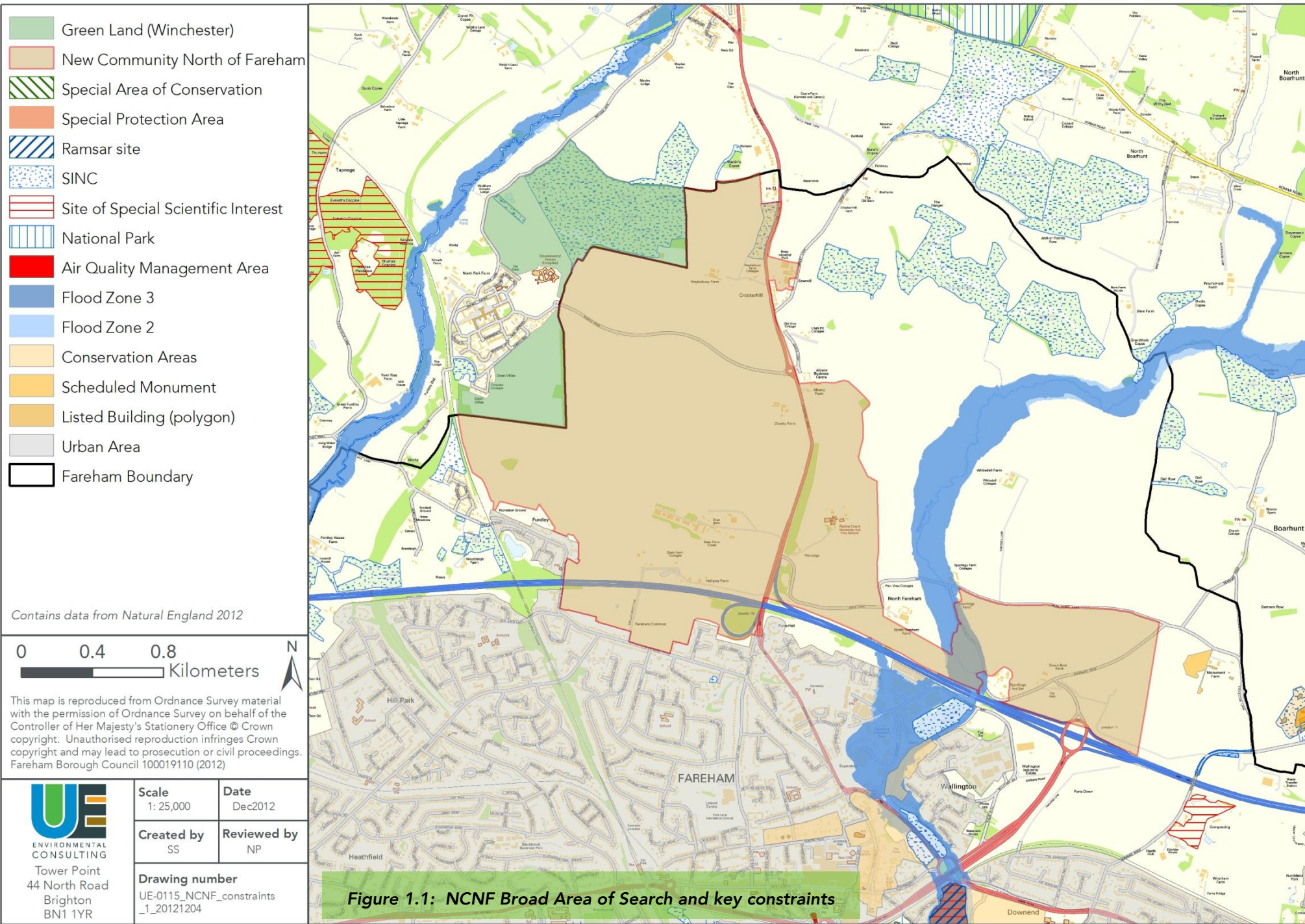
- 1.1.1 Subsequent to adoption of Fareham borough's Core Strategy in August 2011, the Council is preparing an Area Action Plan for the New Community North of Fareham (NCNF), and is undertaking a Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the plan. Separate reports present the Habitats Regulations Assessment. This Options Assessment Report presents an appraisal of the main masterplanning options that were consulted on during summer 2012 and those arising during the development of the Draft Plan.
- 1.1.2 Sustainability Appraisal (incorporating Strategic Environmental Assessment; SEA) is the process of informing and influencing the evolution of NCNF Plan, in combination with other decision making information, to enable the allocation of land uses with maximum sustainability. In this context the report should be considered through the ongoing preparation of the NCNF Plan.

## 1.2 The New Community North of Fareham Plan

- 1.2.1 The principle of developing a New Community North of Fareham was established by the Fareham Borough Core Strategy and, before that, the South East Plan. The Core Strategy describes the vision for the New Community and sets the overall development objectives, including provision for 6,500-7,500 dwellings and up to 90,750m<sup>2</sup> of employment floorspace<sup>1</sup>, whilst allowing for flexibility in the NCNF Plan to adjust these objectives where necessary in order to achieve a successful, sustainable development. The NCNF Plan is exploring a number of alternative options, including the number of new homes to be developed, jobs to be provided, a transport strategy, and quantity and layout of green infrastructure.
- 1.2.2 The Council has stated its intention that the New Community should aim for high standards of sustainability and resilience to climate change, should deliver a substantial number of affordable homes, and should avoid adversely affecting European nature conservation sites and other important environmental assets in the area. The process is being supported through the preparation of a concept masterplan for the development. The masterplan and NCNF Plan will establish a deliverable and viable quantum for residential, employment and retail development, setting out detailed objectives for community and infrastructure provisions, and the disposition and phasing of land uses.
- 1.2.3 Figure 1.1 illustrates the broad location of the New Community and the main environmental constraints nearby.

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<sup>1</sup> Policy CS13 of the Fareham Core Strategy presents the broad development principles for the SDA.



- Green Land (Winchester)
- New Community North of Fareham
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- SINC
- Site of Special Scientific Interest
- National Park
- Air Quality Management Area
- Flood Zone 3
- Flood Zone 2
- Conservation Areas
- Scheduled Monument
- Listed Building (polygon)
- Urban Area
- Fareham Boundary

Contains data from Natural England 2012



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**Figure 1.1: NCNF Broad Area of Search and key constraints**

### **1.3 How to Use This Report**

- 1.3.1 This report should be used to provide sustainability context to development of the concept masterplan and the Draft NCNF Plan. It should be noted that the report is not the equivalent of an Environmental Report in line with the SEA Directive; this will be published later in the process as the Sustainability Report. The information presented herein is a key part of the assessment of alternatives and will also be documented in the Sustainability Report.
- 1.3.2 Whilst an Options Assessment Report is not a requisite part of the CLG SA Guidance (CLG, 2009), this document follows the intentions of National Planning Policy Framework (2012; NPPF). In this context, the Options Assessment Report presents sustainability issues for consideration alongside the proposed options for the masterplan and NCNF Plan.
- 1.3.3 The Options Report is structured as follows:
- 1.3.3.1 **Chapter 2** and **Appendix I** set out the methodology for the assessment of the masterplanning options.
- 1.3.3.2 **Chapter 3** and **Appendix II** present the findings of the appraisal of the masterplanning options and discuss the assessment of options. This is presented through an assessment summary matrix and an accompanying commentary which compares the sustainability performance of each of the options in relation to the SA Framework, developed during the SA scoping process.
- 1.3.3.3 **Chapter 4** is the final chapter of the report and presents a number of conclusions linked to the appraisal carried out on the options, and sets out the next steps in the SA process.

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## 2 Assessment Methodology

### 2.1 Introduction

2.1.1 This chapter sets out the approach to the appraisal of the NCFN options discussed in the previous chapter. It also describes how the findings of the appraisal have been presented to inform the development of the NCFN Plan.

### 2.2 Assessment of the NCFN Options

2.2.1 Following consultation on the Concept Masterplan Options for the New Community in summer 2012, a number of options within each of a series of themes was distilled from the masterplanning work, consultation responses and ongoing work with landowners and stakeholders.

2.2.2 The appraisal of masterplanning options has engaged a strategic High Level Assessment (HLA) technique which uses the SA Framework to evaluate each option. The SA Framework was developed through the SA scoping stage and consists of eleven SA Objectives, each of which has corresponding 'decision making criteria' and 'sustainability themes' (Table 2.1). The full SA Framework, including objectives, decision making criteria and sustainability themes is reproduced in Appendix I.

2.2.3 For each option, with reference to onsite or nearby environmental constraints, the impact of the proposal on the SA Objectives was assessed (Strong Negative, Negative, Neutral, Positive or Strong Positive). Through this approach the appraisal has evaluated the likely sustainability performance of each option against each of the eleven SA Objectives within the SA Framework.

2.2.4 The HLA is referred to by CLG (2009) as a 'sieving technique' the purpose of which is to focus later detailed assessments on the most challenging options. Within this SA, options which are taken forward for detailed assessment are those which (a) are selected as preferred in the next version of the masterplan, and (b) are appraised as having greater negative than positive effects overall, or (c) those with one or more strong negative impacts on at least one SA Objective. Any new options to be considered for inclusion in the masterplan will also be subject to HLA before it is decided whether they should undergo detailed assessment.

2.2.5 The findings of the HLA are summarised in matrix format which illustrates the impact of each proposal, on each of the SA Objectives. Commentary for each of the masterplanning options discusses each theme in relation to the eleven SA Objectives and corresponding sustainability themes. This enables the reader to establish and directly compare the likely sustainability performance of each of the options in relation to the full range of sustainability issues considered through the SA process.

2.2.6 The findings of the options assessment are presented in Chapter 3.

**Table 2.1: SA Objectives and corresponding Sustainability Themes for the Fareham Borough Council Site Allocations Sustainability Appraisal.**

| SA Objective |   | Sustainability Theme(s)   |
|--------------|---|---|
| 1            | To provide good quality and sustainable housing for all   | Housing; Population and quality of life   |
| 2            | To conserve and enhance built and cultural heritage   | Landscape; Historic environment   |
| 3            | To conserve and enhance the character of the landscape  | Landscape; Historic environment   |
| 4            | To promote accessibility and encourage travel by sustainable means                                      | Transportation and accessibility; Population and quality of life; Air quality; Climate change |
| 5            | To minimise carbon emissions at the new community and promote adaptation to climate change              | Air quality; Climate change; Material assets  |
| 6            | To minimise air, water, light and noise pollution affecting the new community                           | Air quality; Population and quality of life; Water  |
| 7            | To conserve and enhance biodiversity  | Biodiversity and geodiversity   |
| 8            | To conserve and manage natural resources (water, land, minerals, agricultural land, materials)          | Material assets; Soil; Water  |
| 9            | To strengthen the local economy and provide accessible jobs available to residents of the new community | Population and quality of life; Economic factors  |
| 10           | To create vital and viable new centres which complement existing centres                                | Population and quality of life; Economic factors  |
| 11           | To create a healthy and safe new community  | Health; Population and quality of life  |

## 3 Appraisal Findings: New Community North of Fareham Options

### 3.1 High Level Assessment of the New Community North of Fareham Options: Summary

3.1.1 Appendix II presents a matrix summarising the HLA carried out on each of the masterplanning options. This is accompanied in section 3.3 by a commentary discussing and comparing the options' sustainability performance in relation to the SA Objectives.

### 3.2 Site Setting

3.2.1 The current NCNF area of search, as shown on Figure 1.1, includes the core area of farmland north of the M27 and west of the A32, together with smaller areas of land east of the A32, north of the M27 junction 11 and south of the M27 at Fareham Common (parts of the site within Winchester district at Knowle and Fiddler's Green are excluded from this description as they are unlikely to be developed). The area includes:

- ▶ A corridor of land prone to flooding (Flood Zones 2 and 3) associated with the River Wallington. The Meon Flood Zones lie outside of the site to the west
- ▶ One Grade II\* listed building (Dean Farmhouse, Wickham Road), and two Grade II listed buildings (The Lodge and Boundary Oak School, Roche Court; Wickham Road). A further six Grade II listed buildings fall just outside of the site (Downbarn Farmhouse and Cottage, Boarhunt Road; Greenhill Cottage, Spurlings Lane; Church of St Francis in Funtley; House at Saw Mills, Forest Lane; and North Fareham Farmhouse, Pook Lane).
- ▶ Four Scheduled Ancient Monuments (SAM) can be found not far to the east of the site, including Fort Nelson (also a Grade I listed building) and three World War II Heavy Anti-aircraft Gun sites at Monument Farm.
- ▶ Grade II listed Knowle Hospital Chapel lies outside of the site, while there are further listed buildings and conservation areas across the M27 in Fareham.
- ▶ One Site of Importance to Nature Conservation (SINC) is within the site adjacent to the A32 in the north of the site; Blakes Copse, an area of Ancient Semi-Natural Woodland (ASNW).
- ▶ A further six SINC, all ASNW, can be found close to the site in the north (Martin's Copse; Knowle Copse / Dash Wood / Raven's Wood; Homerhill Copse and the Hanger; Carpenter's Copse; Ravenswood Row; and Birchfrith Copse).
- ▶ A further four SINC lie to the west of the site (Funtley Triangle (poor unimproved wet grasslands), Park Cottages Copse (fragments of ASNW), the River Meon, and Great Beamond Coppice (ASNW). Wallington Meadow SINC (poor unimproved grassland of community value) lies just outside of the site downstream of the Wallington.

- ▶ The majority of the core of the site is Agricultural Land Classification (ALC) Grade 2 (very good), with fragments of Grade 3 (good to moderate) land around the fringes.
- ▶ A Source Protection Zone (SPZ) focused on the River Wallington in the east of the site, but with Zones 2 and 3 extending as far north and west as Albany Farm at the A32, and east to junction 11.
- ▶ Areas of high visibility and landscape sensitivity to the east of the site; areas of good landscape quality just east of the site, extending north from junction 11; areas of low to medium landscape quality between the Wallington and A32, and at the south and north edges of the site; and an area of low landscape quality in the central core of the site.

### 3.3 Appraisal Commentary

#### **Site boundary**

- 3.3.1 The HLA options in Appendix II differ from the numbered options that were consulted on as part of the Concept Masterplan. HLA option one refers to Concept Masterplan options 1 and 2, which are the same. HLA option two refers to Concept Masterplan option 3 (no land north of junction 11), while HLA option 3 refers to Concept Masterplan option 4 (no land at all east of A32).
- 3.3.2 Objective 1 (housing) is not fundamentally affected by changes to the site boundary; a smaller site could reduce the number of homes deliverable, but this could feasibly be offset by building to higher densities.
- 3.3.3 Objective 2 (heritage) may be negatively affected by all three options, however, options one and two would have comparatively more severe impacts because the majority of listed buildings on site are found to the east of A32 and north of junction 11, the setting of which could deteriorate as a result of development. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site, and so allocating land here could result in landscape and visual impacts.
- 3.3.4 Regarding Objective 4 (accessibility and sustainable travel), allocating land at junction 11, away from the core development site, is most likely to attract a greater number of car journeys, particularly if the land use is a business park. It is accepted that this option would probably be assisted by the Bus Rapid Transit (BRT) service, however, locating employment areas closer to residential and town centres uses would represent a more sustainable mix of uses. Option one performs least well in this respect, with options two and three performing progressively better. Similar consequences are predicted for carbon emissions (Objective 5) and air pollution (Objective 6) due to the greater likelihood of access to land at junction 11 by car.
- 3.3.5 Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) towards the east could constrain the type or layout of development that would be permitted here, while the areas of greatest ecological value on site (Objective 7) are also to be found in the east. The majority of the site, particularly the core area, is agricultural land of relatively low ecological value (notwithstanding the SINC's at the west and north boundaries and an area of wet pasture around North Fareham Farm and Pook Lane (CBA, 2011) which occasionally supports wintering

Curlw). The majority of all areas considered within these masterplanning options are ALC Grade 2 (Objective 8).

3.3.6 Option three would offer the most sustainable outcome with reference to accessible jobs (Objective 9), vital and viable centres (Objective 10) and a healthy new community (Objective 11; by making it easier to walk or cycle to all areas). Options one and two do not detract from the objective to strengthen the economy and provide new jobs, but neither helps to improve accessibility.

3.3.7 In summary, to allocate land west of the A32 only is assessed as being the most sustainable option, followed by option two (some land east of the A32 but not at junction 11), while option one is the least sustainable for the site boundary.

#### ***Use of land in Winchester district***

3.3.8 Allocating housing on part of the Knowle triangle may help to achieve Objective 1 (housing), but it does not necessarily follow that deciding not to allocate housing here would be an impediment to the objective. Conversely, developing part of the triangle may limit the amount of natural greenspace that is available to serve other homes in this locality, with knock-on effects for biodiversity (Objective 7, by limiting the effectiveness of mitigation to avoid impacts at European sites), health (Objective 11, by not providing accessible areas for formal or informal recreation) and landscape quality (Objective 3, at least as perceived from within Knowle). A comparative assessment between these options for Knowle triangle is essentially neutral with regard to all other objectives.

3.3.9 In summary, using the Knowle triangle for formal open space or semi-natural greenspace are assessed as being the most sustainable options.

#### ***Location of district centre***

3.3.10 Assuming that at least one district centre will be a pre-requisite for developing a sustainable community, and notwithstanding that all options will come with a degree of environmental impact (loss of agricultural land for instance), there is not a great deal to separate the four locations in a comparative assessment. Option two (corner of A32 and Knowle Road) could be viewed as performing less well, because it would be toward the edge of the community, thus not being very accessible (Objectives 4 and 9) or as successful in creating viable new centres (Objective 10) or promoting healthy travel and centrally located facilities (Objectives 4 and 11). However, the degree to which this holds true would depend on whether land to the east of A32 is also developed. By the same logic, option four (or any other centrally located option) would perform better against these objectives.

3.3.11 In summary, a centrally located district centre would offer the greatest sustainability benefits to the New Community.

#### ***Number of local and district centres***

3.3.12 The assessment findings for this theme are similar to those above, in relation to the location of a district centre. The key sustainability consideration is accessibility (Objectives 4 and 9), and how

it relates to community vitality (Objective 10), healthy and sustainable travel, and an appropriate mix of uses (Objectives 4 and 11). In this respect, a higher number of centres which are more centrally located within the New Community (rather than in Knowle) would perform better, but not to overprovide such that their economic viability is constrained through competition for limited custom. The Council has commissioned additional retail capacity studies which indicate that two or three local centres could be supported by the New Community in addition to one district centre, depending on their location and catchments. It was considered that Knowle could continue to serve a small scale convenience role.

- 3.3.13 In summary, the number and location of centres should be allocated such that each home is within a reasonable walking distance of shops and services, but without reducing the economic viability of each centre.

#### ***Retail floorspace***

- 3.3.14 The overall level of retail development has been informed by the findings of retail capacity studies which state that up to 1,900sqm of convenience and 3,600sqm of comparison retail could be accommodated. This level would provide for the 'critical mass' needed to make the new District Centre successful without creating undue competition with Fareham or other centres.
- 3.3.15 The main sustainability consideration is the potential to increase car travel (Objective 4), air pollution (Objective 6) and carbon emissions (Objective 5), especially if the amount of retail is overprovided (hence drawing in additional traffic from outside the New Community) or underprovided (thereby increasing out-commuting from the development). Excessive road traffic from any source may also negatively affect biodiversity assets in the area (Objective 7), including European sites, an issue that is being examined through the HRA.

#### ***Location of secondary school***

- 3.3.16 Providing a secondary school will be a pre-requisite for developing a sustainable community and, notwithstanding that all options will come with a degree of environmental impact (loss of agricultural land for instance), a comparative assessment of the four locations does not reveal great differences. There are two listed buildings near to Roche Court (Objective 2), which raises the possibility of negative impacts to the buildings or their setting, but it should be possible to avoid such impacts through appropriate design; the effect is thus assessed as uncertain. All four locations are in areas of low to medium landscape quality (Objective 3), so none performs better than the others.
- 3.3.17 Funtley may be the most accessible location for the school (Objective 4); it would be close both to residential areas within the New Community, and existing residents in Fareham. However, the other locations may actually be equally accessible from New Community residents, depending on the final layout of the town, so these are scored as neutral. Similar principles apply regarding carbon (Objective 5) and pollution (Objective 6) emissions from travel to school, and the likelihood of encouraging healthy travel (Objectives 4 and 11), and so the same assessment conclusions are made.

3.3.18 Regarding biodiversity, the winter bird survey (CBA, 2011) found periodic use of the wet pastures around North Fareham Farm and Pook Lane by Curlew. This is some distance from Roche Court (c.600m) but developing another school here could conceivably increase disturbance in the area, especially if it is to the south of Roche Court. On the other hand, provision of additional playing fields might improve the quality of habitats for other wintering birds, notably Brent Goose. A further risk to biodiversity from allocating the school near Roche Court is the potential for increased use of roads passing close to Portsmouth Harbour, particularly if a link road is provided between A32 and junction 11. Portsmouth Harbour SPA/Ramsar is sensitive to air pollution (see also the HRA).

3.3.19 On balance, locating the school at Funtley is likely to be the most sustainable option.

### ***Secondary school capacity and catchment***

3.3.20 From a sustainability perspective, the main considerations are to provide educational facilities in accessible locations to facilitate healthy travel, and to discourage travel by car and unnecessary carbon and pollution emissions. Where existing school capacity is restricted there may also be an argument to overprovide in the New Community, although this would tend to attract trips from a wider area, but providing a smaller facility than would be needed to serve the development alone does not score well against the SA Objectives.

3.3.21 One option is to provide a smaller size NCNF school at a later phase if the development could part fund a larger Whiteley School. This would generate sufficient capacity at Henry Cort School to allow it to absorb pupils from the NCNF, which would mean the NCNF secondary school could be delivered later (from approximately 2030) and would be two FE smaller. However, parents living at the NCNF may not be likely to move children from Henry Cort back to the new school once it is open, which may undermine self-containment of the NCNF.

3.3.22 In summary, the most sustainable options are to provide educational facilities with at least enough capacity to serve residents of the New Community.

### ***Health and community facilities***

3.3.23 Regarding community facilities, both options are considered likely to contribute to vital and viable centres (Objective 10) and a healthy and safe community (Objective 11). To have a single multi-use facility located in the District Centre would enhance the centre's prominence in the New Community and contribute towards its success. To have smaller centres dispersed across the New Community will help to enhance the Local Centres, but not contribute so strongly to the success of the District Centre. On the other hand, dispersed facilities would reduce the need to travel and enhance accessibility within the New Community (Objectives 4, 5 and 6). Ideally, the District Centre would serve as a focus for multi-use community facilities together with smaller scale facilities at the other Local Centres.

3.3.24 Regarding health facilities, there are greater sustainability benefits in meeting the needs of the whole future population rather than partially relying on existing provision. As with community facilities, a larger facility at the District Centre with additional smaller facilities at the Local Centres would enhance their accessibility.

### **Quantum of housing**

- 3.3.25 Three levels of residential development are considered, High (7,500), Mid (6,500) and Low (5,400), each of which will help to provide housing for all (Objective 1), although its quality and sustainability will need to be considered once some design work is complete. Option one provides the greatest benefit to this Objective. No information is yet available on the location of residential development, and so it is not possible to properly assess the potential impacts on heritage (Objective 2) and landscape (Objective 3). But there are listed buildings in the area, the setting of which may be harmed by inappropriate design, while some parts of the site are of medium to low landscape quality and these will be degraded by development.
- 3.3.26 The site is considered to be in a broadly sustainable location with regards to access (Objective 4). It is well served by the road network, and should also benefit from improved bus services and BRT. All housing quanta considered will increase carbon emissions (Objective 5) both during construction and operation, with the greatest increases coming from the higher levels of development. The same could be said for air, water, light and noise pollution (Objective 6), but the New Community is unlikely to be affected by existing pollution sources so long as residential areas are generally directed away from the M27 corridor.
- 3.3.27 The core of the site is of relatively low ecological value (Objective 7), but areas rich in biodiversity are present around the fringes, particularly the ancient woodland SINCs to the north, and the river corridors and wet grasslands to the east and west. Higher levels of development are more likely to negatively affect these assets, but all options have the potential to; ensuring that the layout and design of the New Community responds to ecological assets at the micro scale will be important to preserving what currently exists, while opportunities should be taken to enhance the biodiversity resource through design wherever possible. All options will use a considerable amount of natural resources (Objective 8), particularly during construction, as well as resulting in the loss of Grade 2 agricultural land. But there will be opportunities to incorporate the use of sustainable and/or recycled materials in construction, and to design-in measures to reduce the operational use of resources.
- 3.3.28 In summary, to provide a low or mid-level of residential development will have comparatively less severe environmental and sustainability impacts (except for Objective 1), but all three options will have negative effects.

### **Housing density**

- 3.3.29 In relation to most Sustainability Objectives, the density to which residential areas are built has little impact; effects are assessed as neutral for housing (Objective 1), climate change (Objective 5), pollution (Objective 6), resource (Objective 8), the economy (Objective 9) and vitality of centres (Objective 10). Those objectives which are more directly related to the amount of land, and hence environmental assets, lost to development are assessed progressively more positively the higher the density. This applies to heritage (Objective 2), landscape (Objective 3), and ecology (Objective 7). Higher density development is also more likely to support the viability of public transport services (Objective 4).



3.3.30 The exception is in relation to the lower density option with regard to ecological impacts; building at lower densities risks decreasing the amount of land that can be given over to semi-natural greenspace, which is needed in order to help avoid impacts to European sites (see also the HRA). It is accepted that it is not currently possible to place an absolute figure on the relative balance between the developed area and semi-natural greenspace, but the assessment indicates the direction of travel in this respect. Conversely, in relation to the health of the New Community, building at the higher densities may limit the amount of (formal) open space that could be provided within developed areas, which may result in negative impacts.

3.3.31 In summary, building to higher densities, and securing a high proportion of both semi-natural and formal open space within and around the New Community, would be the most sustainable option.

#### ***Affordable housing and affordable housing mix***

3.3.32 Affordable housing is considered an essential element of any sustainable development (Objective 1), particularly so in the south east where the average house price is significantly above the national average (but it is noted that prices in Fareham are below the county and regional averages). The provision of affordable housing in the New Community must take account of economic viability (because it is better to provide some homes than none at all), but not to provide any would limit the community's ability to be diverse vital and viable (Objective 10). For all other Objectives (and for all Objectives in relation to affordable housing mix) effects are assessed as neutral.

3.3.33 The assessment concludes that it will not be possible to deliver a truly sustainable development without any affordable housing, but that the precise quantity and mix of homes should be determined by local housing market requirements and economic viability.

#### ***Employment location***

3.3.34 Objective 1 (housing) is not affected by the location of employment. Objective 2 (heritage) would have comparatively more severe impacts if employment uses were located at junction 11 because this area both has more listed buildings (three in comparison to one at Dean Farm) and is in relatively close proximity to SAMs at Monument Farm and Fort Nelson, the setting of which could deteriorate as a result of development. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site, and so allocating land here could result in landscape and visual impacts (though it is accepted that the land between junction 10 and Dean Farm is still in an area of medium to low landscape quality).

3.3.35 Regarding Objective 4 (accessibility and sustainable travel), allocating land at junction 11, away from the core development site, is most likely to attract a greater number of car journeys, particularly if the land use is a business park. It is accepted that this option would probably be assisted by the Bus Rapid Transit (BRT) service, however, locating employment areas at junction 10 closer to residential and town centre uses would represent a more sustainable mix of uses. Similar consequences are predicted for carbon emissions (Objective 5) and air pollution (Objective 6) due to the greater likelihood of access to land at junction 11 by car.

- 3.3.36 Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) towards the east could constrain the type or layout of development that would be permitted here, while the areas of greatest ecological value on site (Objective 7) are also to be found in the east. The majority of the site, particularly the core areas and including the land between junction 10 and Dean Farm, are agricultural land of relatively low ecological value. Both areas are ALC Grade 2 land (Objective 8).
- 3.3.37 Allocating employment at junction 10 would offer the most sustainable outcome with reference to accessible jobs (Objective 9), vital and viable centres (Objective 10) and a healthy new community (Objective 11; by making it easier to walk or cycle to all areas). Option one does not detract from the objective to strengthen the economy and provide new jobs, but neither does it help to improve accessibility.
- 3.3.38 In summary, to allocate employment land at junction 10 is assessed as being the most sustainable option. It would also be a more appropriate use of land in close proximity to the M27 corridor than residential development.

#### **Employment land use split**

- 3.3.39 The overall aim of employment provision within the New Community is to provide at least one job per household (see below). In general terms, B1 uses are viewed as more likely to generate greater job density than B2 and B8 uses, thereby improving access to the job market and the self-containment of (Objective 9), and enhanced accessibility within (Objective 4), the New Community. All three use classes are likely to contribute to carbon and air pollution emissions (Objectives 5 and 6) because they are significant trip generators.
- 3.3.40 However, there is also a need to consider the New Community within its wider sub-regional context. The Partnership for Urban South Hampshire's Sub-Regional Strategy promotes the prominence of the cities of Portsmouth and Southampton in the future development of the sub-region, together with the Solent Enterprise Zone at Daedalus. In order for this approach to be successful, employment within the New Community needs to complement rather than compete with the cities and Solent Enterprise Zone.
- 3.3.41 The options assessment therefore considers that there would be mixed impacts (both positive and negative) associated with a higher level of B1 (office) development because, whilst it may be more beneficial for the local economy and self-containment, it may also be detrimental to sub-regional economic objectives and attract significant inward commuting. Conversely, to provide lower levels of B1, and higher levels of B2 (manufacturing) and B8 (storage and distribution), would detract from the principle of self-containment and increase outward commuting from the New Community resulting in negative impacts on these objectives.

#### **Quantum of employment floorspace**

- 3.3.42 The two options here are equally difficult to assess because the option for less than one job per household is not quantified. However, broadly speaking, providing at least one job per household is considered to be a strong, sustainable outcome, helping to improve access to the job market and the self-containment of the New Community (Objective 9).

### **Public transport**

- 3.3.43 None of the public transport options is considered to have any impact on housing provision (Objective 1), heritage (Objective 2; because there are no known heritage assets that would be affected) or landscape (Objective 3). Constructing a new rail station in Knowle/Funtley could theoretically have landscape impacts, but the area is one of low to medium landscape quality. Depending on its precise location, a rail station in Knowle/Funtley could have negative effects on SINC's in the area, including Funtley Triangle, Park Cottage Copse and Great Beamond Coppice.
- 3.3.44 Regarding accessibility, sustainable and healthy travel, the strength of the local economy and vitality of centres (Objectives 4, 9, 10 and 11) all options are expected to be beneficial, with BRT performing the most strongly because it represents a high quality and relatively fast service that can be accessible from a high number of locations. New local bus services would share this attribute, but not necessarily be regarded as high quality, fast or reliable. The benefits of constructing a new rail halt are uncertain because (a) the likelihood of people accessing the station by sustainable means declines with distance (e.g. 960m for pedestrian access<sup>2</sup>), (b) would have limited destinations and frequency of services, and (c) may not attract sufficient patronage to be viable (but this would need to be confirmed through a feasibility study).
- 3.3.45 All options would contribute to a reduction in carbon emissions to some degree, by helping to reduce reliance on private transport, but again the rail halt may not be as successful due to its limited accessibility. The options are considered to be neutral in relation to air, noise, water, light pollution and natural resources (Objective 6 and 8); a degree of noise and air pollution would be expected but this is unlikely to be significant in the context of the New Community.
- 3.3.46 In conclusion, routing the BRT through the New Community is assessed as being the most sustainable option, particularly if done in combination with new or re-routed local bus services.

### **Smarter choices**

- 3.3.47 The new public transport, cycling and walking infrastructure planned for the New Community is considerable, and is likely to be successful at promoting sustainable travel. However, by requiring an overall Framework Travel Plan for the new development, supported by site specific Travel Plans, the effectiveness of sustainable transport infrastructure would be maximised.

### **Transport network**

- 3.3.48 All transport network options include a network of local routes through the New Community, with access to principal routes at the A32. BRT and/or buses would circulate along the local routes, and improved walking and cycling linkages would be made to Knowle, Funtley, Fareham and the wider countryside. The main differences between the options are as follows. The first option (Concept Masterplan Option 1) includes a new link road from the A32 to junction 11, passing through developed areas east of the A32 and north of junction 11 if these are selected as preferred options; junctions 10 and 11 would be improved. The second option (Concept Masterplan Options 2, 3 and 4) excludes the link road and, while junction 11 would be

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<sup>2</sup> Transport for London (April 2010): *Measuring Public Transport Accessibility Levels: Summary*.

improved, junction 10 would be upgraded to 'all moves'. The third option is similar to the second one but with the east-facing M27 exit at junction 10 leaving the motorway just east of Funtley.

- 3.3.49 All options would promote accessibility, strengthen the local economy and contribute to the vitality of centres (Objectives 4, 9 and 10) but, by providing an additional road link, option one may not help to encourage travel by sustainable modes.
- 3.3.50 Option one, however, is assessed as leading to a number of environmental impacts. The setting of Downbarn Farmhouse and Cottage, North Fareham Farmhouse and Greenhill Cottage (Grade II listed buildings; Objective 2) could be degraded, while these areas are in relatively close proximity to SAMs at Monument Farm and Fort Nelson. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site. Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) are located here, together with the areas of greatest ecological value on site (Objective 7). Additionally, the link road would focus a larger number of traffic movements onto the road network near Portsmouth Harbour, where internationally important habitats are sensitive to air pollution (option two would share this impact; see also the HRA).
- 3.3.51 In summary, a transport network which promotes connectivity both internally and with Fareham town centre, and enhances existing walking and cycling routes, performs more sustainably than one which focuses traffic movements on junction 11.

#### ***Balance of public and private space***

- 3.3.52 Providing larger garden space for new homes could be said to improve their quality (Objective 1). However, if this results in less space being available for open space within communities (Objective 10), sports and recreation facilities and, crucially, semi-natural greenspace to help offset disturbance impacts to European sites (Objective 7; see also the HRA) the balance of impacts would tend to favour a greater provision of public open space.

#### ***Green infrastructure strategy***

- 3.3.53 Only one option was provided for assessment. The Green Infrastructure Strategy outlined in the Concept Masterplan makes good use of existing assets in the landscape and seeks to integrate areas of biodiversity value within the development, while improving connectivity within and across the development, and into the wider countryside. Because of its characteristic multifunctionality, the Green Infrastructure Strategy is considered to contribute to most of the Sustainability Objectives. Further assessment will be required once a more detailed strategy is available.

#### ***Energy***

- 3.3.54 Each of the energy options can be expected to contribute to the provision of good quality housing by improving the energy performance of buildings and/or reducing the potential for higher bills and fuel poverty; option three is strongest in this respect. Option one is considered to be the most effective at reducing carbon emissions (assuming a renewable or low carbon fuel source), however, it could contribute to air pollution depending on which fuel is selected and (if

biomass) the frequency of deliveries. It may also constrain the degree to which buildings can be made energy efficient because a critical level of energy demand is required to make a site-wide generation option viable (LDA Design / Parsons Brinckerhoff, August 2012).

- 3.3.55 On balance, the assessment is inconclusive at the present stage. Opportunities for energy efficient buildings should be sought because this will help to reduce overall consumption, regardless of source, possibly in combination with individual building energy generation. Option one should be explored in greater detail because of its capacity to reduce carbon emissions, but further information is needed regarding its potential impacts.

### **Water**

- 3.3.56 All options for reducing water consumption perform well against Objectives 5, 6, 7, and 8, though it is accepted that some may be more technically feasible and/or effective than others. The main difference in the options is the potential risk to health and safety in black water recycling (through cross-contamination in supplies); the impact is uncertain because it would depend on the means of implementation.

### **Household waste and recycling centre**

- 3.3.57 To provide a household waste and recycling centre (HWRC) performs more sustainably than not to provide one because it will reduce the need to travel outside of the New Community to access an HWRC, and better promotes the sustainable (re)use of materials.

### **Use of Fareham Common**

- 3.3.58 Allocating housing on part of Fareham Common may help to achieve Objective 1 (housing), but it does not necessarily follow that deciding not to allocate housing here would be an impediment to the objective. Conversely, developing part of the Common may limit the amount of natural greenspace that is available to serve other homes in this locality, with knock-on effects for biodiversity (Objective 7, by limiting the effectiveness of mitigation to avoid impacts at European sites), health (Objective 11, by not providing accessible areas for in/formal recreation) and landscape quality (Objective 3, at least as perceived from surrounding areas). A comparative assessment between these options is essentially neutral with regard to all other objectives. Additionally, the proximity of the M27 would be a potentially significant source of air and noise pollution to residents living at Fareham Common (Objective 6).
- 3.3.59 In summary, using Fareham Common for formal open space / local food production or semi-natural greenspace are assessed as being the most sustainable options.

### **Use of land at Pinks Sawmills**

- 3.3.60 Pinks Sawmills is a small site just east of the A32 near Blakes Copse SINC. It is unlikely to result in additional ecological impacts (Objective 7) because other areas of residential development are likely to be allocated nearby in any case; both options are assessed as neutral in this respect. The site is just inside the envelope of low to medium landscape quality (DLA, 2009), in comparison to the higher quality landscapes to the east (Objective 3). There is a listed building on site (Objective 2), the setting of which may be harmed by development. It is assumed that

not allocating the site would have no impact on the overall level of housing provision (Objective 1) because houses could be located elsewhere.

- 3.3.61 Being isolated on the eastern side of the A32, a busy road that will become busier once it is the main access to the community, the allocation would not promote accessibility (Objective 4) and the viability of centres (Objective 10). Additionally, the health and safety of residents is likely to be negatively affected, as they would have to cross the road to access services in the town centre (Objective 11), or otherwise would have little choice but to travel by car with consequent carbon and other pollution emissions (Objectives 5 and 6).
- 3.3.62 A second option is to allocate it as a mixed-use site for employment development and Household Waste and Recycling Centre. This shares some of the same impacts (e.g. heritage) but is neutral in terms of accessibility, vitality and health and safety. The option would have positive effects by reducing the need to travel outside of New Community and promoting the sustainable (re)use of materials (when compared to not providing a HWRC).
- 3.3.63 It is concluded that allocating land at Pinks Sawmills as a mixed-use site for employment development and HWRC performs more sustainably than allocating the land for residential. Excluding the site from the development area is neutral in sustainability terms.

### **High Level Development Principles**

- 3.3.64 The Draft Plan considers whether to amend the vision for the New Community as described in the Adopted Core Strategy. It does this in light of new evidence studies and changed national planning policy, and in so doing focuses on the issues of self-containment and energy efficiency. The NCFN Economic Development Strategy<sup>3</sup> makes it clear that although the new community can be designed to provide for residents' needs, there will be other needs that can only be met by travelling outside of the site. The review recommended that the aim of achieving "a high level of self-containment" should be changed to "encouraging self-containment" which reflects the continued aspiration for promoting self-containment that has informed the plan.
- 3.3.65 The Core Strategy vision states that the new settlement "will be an exemplar of energy efficient design". The Council has examined the potential for this aspiration to be achieved and the evidence<sup>4</sup> suggests that it would be technically feasible but would represent a significant financial burden on the development, impacting on development viability given the many other infrastructure and development costs. Consequently the Draft Plan considers whether to remove this aim and rely instead on other aspects of the Core Strategy vision such as maximising orientation (for solar gain), meeting renewable energy needs in a viable fashion and creating buildings that are thermally efficient.
- 3.3.66 The assessment shows that the Core Strategy vision represents the most sustainable option regarding self-containment and energy efficiency, but that the revised vision nonetheless embodies the principles of sustainability.

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<sup>3</sup> See the draft Paper on Employment and Workspace (HJA, February, 2013)

<sup>4</sup> NCFN Eco-Opportunities Study (LDA Design and Parsons Brinckerhoff, 2012)

### ***Additional Development Principles***

- 3.3.67 The Draft Plan considers whether to include additional objectives to embrace the principles of a Garden City. These focus on the character and distribution of land uses to deliver a sustainable community which benefits from integrated green and open spaces, reflecting the existing landscape character. The additional principles direct the principal employment area to the south of the site close to Junction 10 (see options tested above) and a cluster of educational facilities east of the A32 (see options tested above).
- 3.3.68 The additional development principles are assessed as performing generally well under the SA Objectives. Many of the principles also feature elsewhere in the plan options, and so not to include the additional principles receives a neutral assessment score.

### ***Comprehensive Approach***

- 3.3.69 Although less critical to sustainable development than the overall type, location and quantity of land uses, ensuring a comprehensive approach to development that accords with an overall masterplan for the site is assessed more positively than allowing a piecemeal approach to development.

### ***Maintaining Settlement Separation***

- 3.3.70 The Council recognises the need to maintain physical separation between the New Community and existing settlements at Fareham, Funtley, Knowle and Wickham. To achieve this the NCNF Plan propose to allocate settlement buffers within which development will be strictly regulated. The overall principle of maintaining settlement separation is assessed as broadly positive for sustainable development, especially in relation to Objective 2 (heritage), Objective 3 (landscape), Objective 7 (biodiversity – by providing/retaining green infrastructure) and Objective 10 (vital and viable centres).
- 3.3.71 The width of settlement buffers has been considered through the masterplanning work, which has concluded that a 50m buffer would be suitable. This provides a balance between maintaining physical separation and meeting the development objectives, and as such scores particularly well against Objectives 1 and 9 (housing and economic development). To have settlement buffers of greater than 50m scores better against Objectives 2, 3, 7 and 10, but less well against Objectives 1 and 9.

### ***Design Principles***

- 3.3.72 The NCNF Plan identifies four main character areas for the New Community which reflect the current form, structure and quality of landscape, as well as the development vision and site constraints. The plan states the Council's intention to create a Strategic Design Code Supplementary Planning Document against which individual development phases can be assessed. It also requires proposals for each phase to be accompanied by a Design Statement which clearly describes how the proposals respond to these Design Principles. Both options perform well across all SA Objectives.

### **Location of primary schools**

- 3.3.73 There are two listed buildings near to Roche Court (Objective 2), which raises the possibility of negative impacts to the buildings or their setting, but it should be possible to avoid such impacts through appropriate design; the effect is assessed as uncertain. Both locations are in areas of low to medium landscape quality (Objective 3), so neither performs better than the other.
- 3.3.74 West of the A32 may be the most accessible location for the schools (Objective 4) being close both to residential areas within the New Community, and existing residents in Fareham. However, providing one of the schools east of the A32 may actually be equally accessible from New Community residents, depending on the final layout of the town, so both options are scored as positive. Similar principles apply regarding carbon (Objective 5) and pollution (Objective 6) emissions from travel to school, and the likelihood of encouraging healthy travel (Objectives 4 and 11), and so the same assessment conclusions are made.
- 3.3.75 Regarding biodiversity, the winter bird survey (CBA, 2011) found periodic use of the wet pastures around North Fareham Farm and Pook Lane by Curlew. This is some distance from Roche Court (c.600m) but developing another school here could conceivably increase disturbance in the area, especially if it is to the south of Roche Court. On the other hand, provision of additional playing fields might improve the quality of habitats for other wintering birds, notably Brent Goose. A further risk to biodiversity from allocating the school near Roche Court is the potential for increased use of roads passing close to Portsmouth Harbour. Portsmouth Harbour SPA/Ramsar is sensitive to air pollution (see also the HRA).
- 3.3.76 In conclusion there is little to distinguish between the options. The uncertain mixed impacts of locating one primary school east of the A32 should be capable of being mitigated by the overall layout of development and specific designs for the school.

### **Pre-school provision**

- 3.3.77 The NCNF Plan aims to ensure that pre-school facilities are co-located with primary schools, which will enhance accessibility and reduce the number of trips being made, with consequent benefits for carbon and pollution emissions. Further provision will be focused on District and Local Centres with similar benefits, and additionally encouraging vital centres and healthy communities. The market may decide on a similar distribution but this is unknown at the current stage.

### **Cycling and pedestrian linkages**

- 3.3.78 Objectives 4 (accessibility), 5 (carbon emissions), 6 (pollution) and 11 (community health and safety) all benefit by providing a strategic north-south pedestrian and cycle route between Wickham and Fareham, and a pedestrian/cycle bridge over the A32 to serve the new secondary school.



### **Market housing mix**

- 3.3.79 To have a policy which stipulates a broad mix of dwelling sizes which meets the needs of projected demographic change is considered more sustainable than to let the market decide on the mix of dwelling sizes. However, the latter is still expected to contribute to Objective 1 (housing) albeit to a lesser extent.

### **Market housing flexibility**

- 3.3.80 The NCNF Plan recognises that the needs of future household occupants will evolve with time, and therefore requires a proportion of new dwellings to meet the Lifetime Homes standard, with positive sustainability effects on the quality of housing (Objective 1), accessibility (Objective 4) and community vitality, health and safety (Objectives 10 and 11).

### **Private rented housing**

- 3.3.81 The NCNF Plan recognises that the need for sufficient supply of private rented housing to provide fluidity in the housing market and the ability for individuals and households to respond to the location of employment opportunities. In this context, to have a policy that secures between 5% and 10% of all dwellings for long-term private rent is assessed as positively contributing to housing availability (Objective 1) and economic growth (Objective 9). Weaker but nonetheless positive effects on the same objectives are expected without such a policy because a significant number of new homes and jobs will still be provided.

### **Extra care provision**

- 3.3.82 The NCNF Plan seeks to address an undersupply of 'extra care' housing provision as part of planning for the wider needs of the borough's growing elderly population. The New Community provides a suitable opportunity for meeting this pre-existing need as well as providing for the additional need created by the New Community itself. In response, the plan requires that additional extra care units are provided within the development, with positive sustainability effects on the quality of housing (Objective 1), accessibility (Objective 4) and community vitality, health and safety (Objectives 10 and 11).

### **Avoiding and mitigating the impact on internationally protected sites**

- 3.3.83 The HRA for the NCNF Plan concludes that development at the New Community is likely to significantly affect a range of internationally important nature conservation sites in the area, including along the coast. A number of impacts are considered within the HRA, one of which is increased disturbance to protected species, especially birds, as a result of increased recreational activity stemming from the new population. At a sub-regional scale, disturbance impacts have been explored through the Solent Disturbance and Mitigation Project (SDMP) which is nearing completion and will include an avoidance and mitigation strategy intended to address the impacts of development across the sub-region. However, it is not intended to cope with the additional impact of a development on the scale of the New Community.
- 3.3.84 As a result, the New Community will need to address the majority of its impact through measures over and above those identified by the SDMP. A key mechanism for achieving this is

through the provision of attractive Suitable Accessible Natural Greenspace (SANG) which is capable of meeting the majority of the new population's need for daily informal recreation such as walking and dog walking. However, due to the attractiveness of the Solent coastline for recreational visitors, it is unlikely to be possible to divert all new visits to the coast through the provision of SANG. Consequently, the most successful approach for mitigating this impact is likely to be through a combination of SANGs at and adjacent to the New Community, and measures recommended by the SDMP.

- 3.3.85 This reflected in the options assessment where the main consideration is of impacts on biodiversity (Objective 7). To attempt to mitigate all impacts through the SDMP is assessed negatively in relation to biodiversity because it is unlikely to be successful, whereas to mitigate impacts solely through SANGs is assessed as a mixed impact because it would have both (locally) positive and negative effects for biodiversity. Provision of SANGs is assessed as a mixed impact on landscape character (Objective 3) because while it may be an improvement over agricultural land, it is also likely to involve the introduction of new recreational infrastructure in some places. SANGs are generally considered to be positive for accessibility (Objective 4) by increasing the amount of semi-natural greenspace that is accessible. Reducing the overall size of the development to reduce the impact, in isolation, would not remove the impact entirely and would restrict the New Community's ability to meet other development objectives (1, 9 and 10), although may help to conserve natural resources (Objective 8).

#### ***Green corridors and connections***

- 3.3.86 The NCFN Plan aims to enhance connectivity across its area, and improve links to surrounding settlements and countryside, through a series of green corridors and connections which promote sustainable travel. This strongly positive aspect of the development is expected to bring benefits for landscape character (Objective 3), accessibility (Objective 4), carbon (Objective 5) and pollution emissions (Objective 6), biodiversity (Objective 7), economic growth (Objective 9), health and safety (Objective 11). It is logical for these connections to build on the existing network of routes and rights of way, which would make them better able to create vital and viable new centres which complement existing centres (Objective 10).

#### ***Energy and carbon reduction***

- 3.3.87 In relation to carbon reduction targets, it is clear that the more stringent targets of Zero Carbon or Code for Sustainable Homes (CSH) Level 4 perform better under sustainability objectives than relying on the Building Regulations to achieve carbon reduction, especially regarding Objective 1 (housing), Objective 5 (carbon reduction) and Objective 6 (pollution reduction).

#### ***Water efficiency***

- 3.3.88 In relation to water efficiency targets, it is clear that the more stringent targets of CSH Level 4 or 6 perform better under sustainability objectives than relying on the Building Regulations to achieve efficiency, especially regarding Objective 1 (housing), Objective 7 (biodiversity) and Objective 8 (natural resources).

### **Waste water treatment**

- 3.3.89 The NCNF Plan considers how the waste water treatment needs of the New Community will be met. The options include two new sewerage pipe route options to Peel Common works, one through Fareham town centre and the other around Fareham. A third option is to route sewage to Knowle works where it would be treated and supplied back to the New Community as non-potable 'black water' for use in toilet flushing.
- 3.3.90 Cultural heritage assets within Fareham (Objective 2) are at greater risk of damage by routeing a major new pipeline through the town centre, a risk not associated with routeing a pipeline around Fareham. The Knowle option is neutral in this respect. Conversely, landscape impacts (Objective 3) are less likely under the town centre pipeline option, and uncertain if Knowle is selected. Both Peel Common options are assessed negatively because of the greater energy and carbon costs (Objective 5) of pumping the waste such a distance, and greater use of materials and land during construction (Objective 8), whereas Knowle is preferable in these respects. Biodiversity impacts will be unclear until more is known about precise routes for all three options (Objective 7).
- 3.3.91 In conclusion, utilising Knowle sewage treatment works is assessed as the most sustainable option for waste water treatment.

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## 4 Conclusions and Next Steps

### 4.1 Conclusions

- 4.1.1 Using the results of the HLA, it is possible to identify which options are preferred from a sustainability perspective at the present stage, and to recommend that these are considered for selection as preferred options for the New Community North of Fareham Plan. They are arranged by masterplan theme and summarised in Table 4.1 below.

**Table 4.1: Masterplanning options with best sustainability performance**

| <b>Most Sustainable Options</b>   |
|---|
| <b>Site boundary:</b><br>To allocate land west of the A32 only is assessed as being the most sustainable option, followed by option two (some land east of the A32 but not at junction 11), while option three is the least sustainable for the site boundary.  |
| <b>Use of land in Winchester district:</b><br>Using the Knowle triangle for formal open space or semi-natural greenspace are assessed as being the most sustainable options.  |
| <b>Location of district centre:</b><br>A centrally located district centre would offer the greatest sustainability benefits to the New Community.   |
| <b>Number of local and district centres:</b><br>The number and location of centres should be allocated such that each home is within a reasonable walking distance of shops and services, but without reducing the economic viability of each centre  |
| <b>Retail floorspace:</b><br>The most sustainable option will be a balance approach that encourages self-containment without creating undue competition with Fareham or other centres i.e. 5,500sqm – 6,000sqm.   |
| <b>Location of secondary school:</b><br>Locating the school at Funtley is likely to be the most sustainable option.   |
| <b>Secondary school capacity and catchment:</b><br>The most sustainable options are to provide educational facilities with at least enough capacity to serve residents of the New Community.  |
| <b>Health and community facilities:</b><br>The most sustainable options will be to provide sufficient health and community facilities for the New Community without risking the viability of facilities through overprovision. A focus on the District Centre with satellite facilities in the Local Centres would offer the best distribution. |
| <b>Quantum of housing:</b><br>To provide a low or mid-level of residential development will have comparatively less severe environmental and sustainability impacts (except for Objective 1), but all three options will have   |

## Most Sustainable Options

negative effects.

### **Housing density:**

Building to higher densities, and securing a high proportion of both semi-natural and formal open space within and around the New Community, would be the most sustainable option.

### **Affordable housing and affordable housing mix:**

The assessment concludes that it will not be possible to deliver a truly sustainable development without any affordable housing, but that the precise quantity and mix of homes should be determined by local housing market requirements and economic viability.

### **Employment location:**

To allocate employment land at junction 10 is assessed as being the most sustainable option.

### **Employment land use split:**

In general terms, B1 uses are viewed as more likely to generate greater job density than B2/B8 uses. A balanced approach to employment provision is necessary to provide for at least one job per household and promote self-containment, while not competing with Portsmouth, Southampton or the Solent Enterprise Zone, or create significant levels of inward commuting.

### **Quantum of employment floorspace:**

Broadly speaking, providing at least one job per household is considered to be a strong, sustainable outcome.

### **Public transport:**

Routing the BRT through the New Community is assessed as being the most sustainable option, particularly if done in combination with new or re-routed local bus services.

### **Smarter choices:**

Requiring an overall Framework Travel Plan for the new development, supported by site specific Travel Plans, the effectiveness of sustainable transport infrastructure would be maximised.

### **Transport network:**

A transport network which promotes connectivity both internally and with Fareham town centre, and enhances existing walking and cycling routes, performs more sustainably than one which focuses traffic movements on junction 11.

### **Balance of public and private space:**

The balance of impacts would tend to favour a greater provision of public open space.

### **Green infrastructure strategy:**

Because of its characteristic multifunctionality, the Green Infrastructure Strategy outlined in the Concept Masterplan is considered to contribute to most of the Sustainability Objectives.

### **Energy:**

The assessment is inconclusive at the present stage. Opportunities for energy efficient buildings should be sought because this will help to reduce overall consumption, regardless of source, possibly in combination with individual building energy generation. Option one should be explored in greater detail because of its capacity to reduce carbon emissions, but further information is needed regarding its potential impacts.

## Most Sustainable Options

### **Water:**

All options for reducing water consumption perform well against Objectives 5, 6, 7, and 8, though it is accepted that some may be more technically feasible and/or effective than others.

### **Household waste and recycling centre:**

To provide a HWRC performs more sustainably than not to provide one because it will reduce the need to travel outside of the New Community to access an HWRC, and better promotes the sustainable (re)use of materials.

### **Use of Fareham Common:**

Using Fareham Common for formal open space / local food production or semi-natural greenspace are assessed as being the most sustainable options.

### **Use of land at Pinks Sawmills:**

Allocating land at Pinks Sawmills as a mixed-use site for employment development and HWRC performs more sustainably than allocating the land for residential. Excluding the site from the development area is neutral in sustainability terms.

### **High Level Development Principles:**

The Core Strategy vision represents the most sustainable option regarding self-containment and energy efficiency, but the revised vision nonetheless embodies the principles of sustainability.

### **Additional Development Principles:**

The additional development principles are assessed as performing generally well under the SA Objectives.

### **Comprehensive Approach:**

Ensuring a comprehensive approach to development that accords with an overall masterplan for the site is assessed more positively than allowing a piecemeal approach to development

### **Maintaining Settlement Separation:**

To have settlement buffers of greater than 50m scores better against environmental, landscape and heritage objectives, but less well against housing and economic objectives.

### **Design Principles**

Both the General Design Principles and the Strategic Design Code perform well across all SA Objectives.

### **Location of Primary Schools:**

The uncertain/mixed impacts of locating one primary school east of the A32 should be capable of being mitigated by the overall layout of development and specific designs for the school. Otherwise there is little to distinguish between options.

### **Pre School Provision:**

Proposed policy encourages sustainability through co-location and increased accessibility.

### **Market Housing Mix:**

To have a policy which stipulates a broad mix of dwelling sizes which meets the needs of projected demographic change is considered more sustainable than to let the market decide.

### **Market Housing Flexibility:**

The NCNF Plan recognises that the needs of future household occupants will evolve with time, and

### Most Sustainable Options

requires a proportion of new dwellings to meet the Lifetime Homes standard, with positive sustainability effects.

#### **Private rented housing:**

To have a policy that secures between 5% and 10% of all dwellings for long-term private rent is assessed as positively contributing to sustainability objectives.

#### **Extra care provision:**

The plan requires that additional extra care units are provided within the development, with positive sustainability effects.

#### **Avoiding and mitigating the impact on internationally protected sites:**

The most successful approach for mitigating this impact is likely to be through a combination of SANGs at and adjacent to the New Community, and measures recommended by the SDMP.

#### **Green corridors and connections:**

It is logical for these connections to build on the existing network of routes and rights of way, which would make them better able to create vital and viable new centres which complement existing centres.

#### **Energy and carbon reduction:**

The more stringent targets of Zero Carbon or Code for Sustainable Homes (CSH) Level 4 perform better under sustainability objectives than relying on the Building Regulations to achieve carbon reduction.

#### **Water efficiency:**

The more stringent targets of CSH Level 4 or 6 perform better under sustainability objectives than relying on the Building Regulations to achieve efficiency.

#### **Waste water treatment:**

Utilising Knowle sewage treatment works is assessed as the most sustainable option for waste water treatment.

## **4.2 Next Steps**

- 4.2.1 The assessment presented in this Options SA Report sets out the first iterative stage of the appraisal of reasonable alternatives for the New Community North of Fareham Plan. A number of options that have significant adverse impacts or unknown impacts on the SA Objectives will require a further detailed assessment and will be carried forward to a Detailed Assessment Matrix if they are selected for inclusion in the next version of the masterplan.
- 4.2.1 Following the completion of the detailed assessments, a Sustainability Report will be produced which will be provided for consultation alongside the Pre-Submission Plan.
- 4.2.2 Comments on the findings of this report are invited at any time between **29 April and 10 June 2013**. Please submit comments to [planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk).



## References and Bibliography

Chris Blandford Associates (2011): *The North of Fareham Consortium: North of Fareham Strategic Development Area Winter Birds Survey*.

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MVA Consultancy (October 2012): *Transport for South Hampshire Evidence Base: New Community North of Fareham SRTM Tests (Runs 1 – 4)*. Report for Fareham Borough Council.

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# Appendix I: Sustainability Appraisal Framework

Please see insert.

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## SA Framework

### Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

| # | SA Objective   | Decision making criteria: - Will the option/proposal help to... |   | Sustainability theme(s)                 |
|---|--|---|---|---|
| 1 | <b>To provide good quality and sustainable housing for all</b> | Q1a   | Deliver affordable housing to meet local needs  | Housing; Population and quality of life |
|   |  | Q1b   | Provide a mix of dwelling sizes and types to support the local housing market                                       |   |
|   |  | Q1c   | Meet the needs of specific groups (e.g. the elderly, disabled, young, families)                                     |   |
|   |  | Q1d   | Provide housing that is designed and constructed sustainably  |   |
|   |  | Q1e   | Provide housing that is adaptable to meet changing family needs and the changing climate                            |   |
| 2 | <b>To conserve and enhance built and cultural heritage</b>     | Q2a   | Assess, record and preserve archaeological features   | Landscape; Historic environment         |
|   |  | Q2b   | Preserve and enhance buildings and structures of architectural or historic interest                                 |   |
|   |  | Q2c   | Preserve and enhance the setting of cultural heritage assets  |   |
|   |  | Q2d   | Support access to, interpretation and understanding of the historic environment                                     |   |
| 3 | <b>To conserve and enhance the character of the landscape</b>  | Q3a   | Minimise the adverse impact on the landscape setting of neighbouring settlements including gaps between settlements | Landscape; Historic environment         |
|   |  | Q3b   | Protect and enhance the setting of Portsdown Hill   |   |
|   |  | Q3c   | Protect views to and from the South Downs National Park   |   |
|   |  | Q3d   | Protect and enhance landscape features within the new community   |   |
|   |  | Q3e   | Maintain and enhance woodland / hedgerow cover and management   |   |

## SA Framework

### Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

| # | SA Objective  | Decision making criteria: - Will the option/proposal help to... |   | Sustainability theme(s)   |
|---|---|---|---|---|
| 4 | <b>To promote accessibility and encourage travel by sustainable means</b>                         | Q4a   | Encourage walking and cycling   | Transportation and accessibility; Population and quality of life; Air quality; Climate change |
|   |   | Q4b   | Create a safe transport network   |   |
|   |   | Q4c   | Provide appropriate travel choices for all of the new community residents   |   |
|   |   | Q4d   | Actively encourage 'smarter choices'  |   |
|   |   | Q4e   | Provide frequent high quality rapid transit links   |   |
|   |   | Q4f   | Provide good public transport to nearby centres   |   |
|   |   | Q4g   | Promote mixed use development with good accessibility to local services that will limit the need to travel  |   |
| 5 | <b>To minimise carbon emissions at the new community and promote adaptation to climate change</b> | Q5a   | Reduce energy consumption from non-renewable resources  | Air quality; Climate change; Material assets  |
|   |   | Q5b   | Generate energy from low or zero carbon sources   |   |
|   |   | Q5c   | Minimise carbon and other greenhouse gas emissions  |   |
|   |   | Q5d   | Sustainably manage water run-off, ensure that the risk of flooding is not increased (either on site or downstream) and where possible reduce flood risk |   |
|   |   | Q5e   | Support adaptation to climate change  |   |
| 6 | <b>To minimise air, water, light and noise pollution affecting the new community</b>              | Q6a   | Maintain and where possible improve air quality   | Air quality; Population and quality of life; Water  |
|   |   | Q6b   | Protect groundwater, especially in the most sensitive areas (i.e. source protection zones)  |   |
|   |   | Q6c   | Maintain and where possible improve water quality   |   |
|   |   | Q6d   | Limit light pollution   |   |
|   |   | Q6e   | Limit noise pollution and the impact of motorway noise pollution on new residents   |   |



## SA Framework

### Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

| # | SA Objective   | Decision making criteria: - Will the option/proposal help to... |  | Sustainability theme(s)                          |
|---|--|---|--|--|
| 7 | <b>To conserve and enhance biodiversity</b>  | Q7a   | Protect and enhance internationally and nationally designated habitats   | Biodiversity and geodiversity                    |
|   |  | Q7b   | Protect and enhance locally designated habitats  |  |
|   |  | Q7c   | Protect and enhance priority habitats, and the habitat of priority species   |  |
|   |  | Q7d   | Achieve a net gain in biodiversity   |  |
|   |  | Q7e   | Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure in line with the aims of the Biodiversity Opportunity Areas |  |
| 8 | <b>To conserve and manage natural resources (water, land, minerals, agricultural land, materials)</b>          | Q8a   | Minimise water consumption   | Material assets; Soil; Water                     |
|   |  | Q8b   | Support sustainable levels of water abstraction  |  |
|   |  | Q8c   | Use land efficiently   |  |
|   |  | Q8d   | Minimise the loss of best and most versatile agricultural land   |  |
|   |  | Q8e   | Encourage recycling of household waste   |  |
|   |  | Q8f   | Encourage recycling of materials and minimise consumption of resources during construction   |  |
| 9 | <b>To strengthen the local economy and provide accessible jobs available to residents of the new community</b> | Q9a   | Provide accessible jobs for the population at the new community  | Population and quality of life; Economic factors |
|   |  | Q9b   | Provide a range of jobs and premises   |  |
|   |  | Q9c   | Facilitate skills enhancement  |  |
|   |  | Q9d   | Support working from home  |  |
|   |  | Q9e   | Contribute to a low carbon economy   |  |

## SA Framework

### Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

| #  | SA Objective  | Decision making criteria: - Will the option/proposal help to... |  | Sustainability theme(s)                             |
|----|---|---|--|---|
| 10 | <b>To create vital and viable new centres which complement existing centres</b> | Q10a  | Meet the day to day needs of residents of the new community near to where they live                              | Population and quality of life;<br>Economic factors |
|    |   | Q10b  | Support the vitality and viability of nearby existing centres  |   |
|    |   | Q10c  | Respect, maintain and strengthen local distinctiveness and sense of place, and promote high quality urban design |   |
| 11 | <b>To create a healthy and safe new community</b>                               | Q11a  | Provide accessible and appropriate healthcare services and facilities for all of the new community residents     | Health; Population and quality of life              |
|    |   | Q11b  | Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all  |   |
|    |   | Q11c  | Minimise opportunities for criminal and anti-social behaviour and the fear of crime                              |   |
|    |   | Q11d  | Provide opportunities to gain access to locally-produced fresh food  |   |
|    |   | Q11e  | Provide suitable education services for all who require it   |   |
|    |   | Q11f  | Provide a range of leisure and community facilities that are accessible by all                                   |   |



## **Appendix II: Summary of the High Level Assessment Results for the NCNF Plan**

Please see insert.

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# New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|

### Site boundary

|   |  |   |    |    |    |    |    |    |   |   |   |
|---|--|---|----|----|----|----|----|----|---|---|---|
| 1 | Concept Masterplan Options 1/2: Land west and east of A32, including land north of M27J11  | 0 | -- | -- | -- | -- | -- | -- | 0 | 0 | 0 |
| 2 | Concept Masterplan Option 3: Land west and east of A32, not including land north of M27J11 | 0 | -- | -- | -  | -  | -  | -  | 0 | 0 | 0 |
| 3 | Concept Masterplan Option 4: Land west of A32 only   | 0 | -  | -  | +  | +  | +  | -  | + | + | + |

### Use of land in Winchester District

|   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | Further Variation 2a: Housing on part (Knowle buffer)                           | + | 0 | - | 0 | 0 | 0 | - | 0 | 0 | - |
| 5 | Further Variation 2b: Playing fields or other formal open space (Knowle buffer) | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | + |
| 6 | Semi-natural greenspace   | 0 | 0 | + | 0 | 0 | 0 | + | 0 | 0 | + |

### Location of district centre

|    |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|
| 7  | Alternative DC Option 1: Adjacent to A32                          | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8  | Alternative DC Option 2: Adjacent to A32 and Knowle Road junction | 0 | 0 | 0 | - | 0 | 0 | 0 | - | - | - |
| 9  | Alternative DC Option 3: Halfway along Knowle Road                | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10 | Alternative DC Option 4: Centre of site                           | 0 | 0 | 0 | + | 0 | 0 | 0 | + | + | + |

### Number of local and district centres

|    |  |   |   |   |     |   |   |   |     |     |     |
|----|--|---|---|---|-----|---|---|---|-----|-----|-----|
| 11 | Two new centres, plus better use of Knowle | 0 | 0 | 0 | -   | 0 | 0 | 0 | -   | -   | -   |
| 12 | Three new centres                          | 0 | 0 | 0 | +   | 0 | 0 | 0 | +   | +   | +   |
| 13 | Four new centres                           | 0 | 0 | 0 | +/? | 0 | 0 | 0 | +/? | +/? | +/? |

# New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|

### Retail floorspace

|    |  |   |   |   |   |   |   |   |   |   |   |   |
|----|--|---|---|---|---|---|---|---|---|---|---|---|
| 14 | Core Strategy level of provision: up to 9,000sqm | 0 | 0 | 0 | - | - | - | - | 0 | 0 | 0 | 0 |
| 15 | More than Core Strategy                          | 0 | 0 | 0 | - | - | - | - | 0 | 0 | 0 | 0 |
| 16 | Less than Core Strategy (e.g. 6,000sqm)          | 0 | 0 | 0 | + | + | + | + | 0 | 0 | 0 | 0 |

### Location of secondary school

|     |  |   |   |   |   |   |   |      |   |   |   |   |
|-----|--|---|---|---|---|---|---|------|---|---|---|---|
| 17  | Alternative School Option 1: near Funtley  | 0 | 0 | 0 | + | + | + | 0    | 0 | 0 | + | + |
| 18a | Alternative School Option 2a: south of Roche Court (potentially sharing some facilities with Boundary Oak Sch) | 0 | ? | 0 | 0 | 0 | 0 | --/+ | 0 | 0 | 0 | 0 |
| 18b | Alternative School Option 2b: north of Roche Court (potentially sharing some facilities with Boundary Oak Sch) | 0 | ? | 0 | 0 | 0 | 0 | -/+  | 0 | 0 | 0 | 0 |
| 19  | Near Knowle, with playing fields in Knowle triangle (additional option)  | 0 | 0 | 0 | 0 | 0 | 0 | 0    | 0 | 0 | 0 | 0 |

### Secondary school capacity and catchment

|    |  |   |   |   |   |   |   |   |   |   |   |   |
|----|--|---|---|---|---|---|---|---|---|---|---|---|
| 20 | Meets NCNF needs only                  | 0 | 0 | 0 | + | + | + | + | 0 | 0 | + | + |
| 21 | Larger (also serving parts of Fareham) | 0 | 0 | 0 | 0 | - | - | - | 0 | 0 | 0 | 0 |
| 22 | Smaller                                | 0 | 0 | 0 | - | - | - | - | 0 | 0 | - | - |

### Health

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 23 | Provide 9 GPs and a 1,000sqm facility to cater for NCNF population                    | 0 | 0 | 0 | + | + | + | 0 | 0 | 0 | + | + |
| 24 | Provide 6 GPs and a 650sqm facility, with some residents relying on existing services | 0 | 0 | 0 | - | - | - | 0 | 0 | 0 | - | - |

# New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

### Community facilities

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | Dispersal of facilities across the site | 0 | 0 | 0 | + | + | + | 0 | 0 | 0 | + | + |
| 26 | One multi-use facility                  | 0 | 0 | 0 | - | - | - | 0 | 0 | 0 | + | + |

### Quantum of housing

|    |   |    |   |   |   |    |    |    |    |   |   |   |
|----|---|----|---|---|---|----|----|----|----|---|---|---|
| 27 | High: 7,500<br>(Concept Masterplan Options 1/2) | ++ | - | - | + | -- | -- | -- | -- | 0 | 0 | 0 |
| 28 | Mid: 6,500<br>(Concept Masterplan Option 3)     | +  | - | - | + | -  | -  | -  | -  | 0 | 0 | 0 |
| 29 | Low: 5,400<br>(Concept Masterplan Option 4)     | +  | - | - | + | -  | -  | -  | -  | 0 | 0 | 0 |

### Housing density

|    |                          |   |    |    |    |   |   |    |   |   |   |   |
|----|--------------------------|---|----|----|----|---|---|----|---|---|---|---|
| 30 | 30 dwellings per hectare | 0 | 0  | 0  | 0  | 0 | 0 | -  | 0 | 0 | 0 | 0 |
| 31 | 35 - 38dph               | 0 | +  | +  | +  | 0 | 0 | +  | 0 | 0 | 0 | ? |
| 32 | 40dph                    | 0 | ++ | ++ | ++ | 0 | 0 | ++ | 0 | 0 | 0 | ? |

### Affordable housing

|    |  |    |   |   |   |   |   |   |   |   |    |   |
|----|--|----|---|---|---|---|---|---|---|---|----|---|
| 33 | 0% provision                               | -  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -  | 0 |
| 34 | 20% provision                              | +  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | +  | 0 |
| 35 | 30-40% provision (as in the Core Strategy) | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | 0 |

### Affordable housing mix

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 36 | More affordable rent, less intermediate homes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 37 | Less affordable rent, more intermediate homes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

# New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

### Employment location

|    |                                      |   |    |    |    |    |    |    |    |   |   |   |
|----|--------------------------------------|---|----|----|----|----|----|----|----|---|---|---|
| 38 | Largely at junction 11               | 0 | -- | -- | -- | -- | -- | -- | -- | 0 | 0 | 0 |
| 39 | Largely at Dean Farm and junction 10 | 0 | -  | -  | +  | +  | +  | +  | -  | + | + | + |

### Employment land use split

|     |   |   |   |   |     |     |     |   |   |     |     |   |
|-----|---|---|---|---|-----|-----|-----|---|---|-----|-----|---|
| 40  | Between 49% and 56% B1 floorspace, with the remainder made up of B2 and B8 floorspace             | 0 | 0 | 0 | +   | +   | +   | 0 | 0 | +   | +   | 0 |
| 41a | 60% B1 floorspace, with the remainder split between B2 and B8 (as discussed in the Core Strategy) | 0 | 0 | 0 | +/- | +/- | +/- | 0 | 0 | +/- | +/- | 0 |
| 41b | Lower amounts of B1 with higher provision of B2/B8  | 0 | 0 | 0 | -   | -   | -   | 0 | 0 | -   | -   | 0 |

### Quantum of employment floorspace

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 42 | One job per household (i.e. 12.1sqm per dwelling) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 |
| 43 | Less than one job per household                   | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 |

### Public transport

|    |                                   |   |   |   |     |     |   |     |   |     |     |     |
|----|-----------------------------------|---|---|---|-----|-----|---|-----|---|-----|-----|-----|
| 44 | Bus Rapid Transit penetrates site | 0 | 0 | 0 | ++  | +   | 0 | 0   | 0 | ++  | ++  | ++  |
| 45 | Rail halt at Knowle / Funtley     | 0 | 0 | 0 | +/? | +/? | 0 | -/? | 0 | +/? | +/? | +/? |
| 46 | New / re-routed local bus service | 0 | 0 | 0 | +   | +   | 0 | 0   | 0 | +   | +   | +   |

### Smarter choices

|    |   |   |   |   |    |    |    |   |   |   |   |    |
|----|---|---|---|---|----|----|----|---|---|---|---|----|
| 47 | Compulsory full Framework Travel Plan and subsequent site specific Travel Plans setting out how modal share will be met | 0 | 0 | 0 | ++ | ++ | ++ | 0 | 0 | 0 | 0 | ++ |
| 48 | Reliance on new public transport, walking and cycling infrastructure to deliver modal share                             | 0 | 0 | 0 | +  | +  | +  | 0 | 0 | 0 | 0 | +  |

# New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

### Transport network

|    |   |   |   |   |     |   |   |    |   |   |   |   |
|----|---|---|---|---|-----|---|---|----|---|---|---|---|
| 49 | Junction 11 upgrades and link road, plus some improvements at J10 (Concept Masterplan Option 1) | 0 | - | - | +/- | - | - | -- | - | + | + | 0 |
| 50 | Upgrade junction 10 to all-moves (Concept Masterplan Options 2, 3 and 4)                        | 0 | 0 | 0 | +   | 0 | 0 | 0  | 0 | + | + | 0 |
| 51 | Upgrade junction 10 to all-moves with east-facing slip leaving M27 just east of Funtley         | 0 | 0 | 0 | +   | 0 | 0 | 0  | 0 | + | + | 0 |

### Balance of public and private open space

|    |  |   |   |   |   |   |   |   |   |   |   |   |
|----|--|---|---|---|---|---|---|---|---|---|---|---|
| 52 | More garden space and less public open space | + | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | + |
| 53 | Less garden space and more public open space | 0 | 0 | + | 0 | 0 | 0 | + | 0 | 0 | + | + |

### Green Infrastructure Strategy

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 54 | Green Infrastructure Strategy from Concept Masterplan | + | 0 | + | + | + | + | + | + | + | + | + |
|----|---|---|---|---|---|---|---|---|---|---|---|---|

### Energy

|    |   |    |   |   |   |    |     |   |   |   |   |   |
|----|---|----|---|---|---|----|-----|---|---|---|---|---|
| 55 | Concept Masterplan Energy Option 1: Site wide energy generation           | +  | 0 | 0 | 0 | ++ | -/? | 0 | 0 | 0 | 0 | 0 |
| 56 | Concept Masterplan Energy Option 2: Individual building energy generation | +  | 0 | 0 | 0 | +  | 0   | 0 | 0 | 0 | 0 | 0 |
| 57 | Concept Masterplan Energy Option 3: Energy efficiency                     | ++ | 0 | 0 | 0 | +  | 0   | 0 | 0 | 0 | 0 | 0 |

### Water

|    |                       |   |   |   |   |   |   |   |   |   |   |     |
|----|-----------------------|---|---|---|---|---|---|---|---|---|---|-----|
| 58 | Reducing water usage  | 0 | 0 | 0 | 0 | + | + | + | + | 0 | 0 | 0   |
| 59 | Rainwater harvesting  | 0 | 0 | 0 | 0 | + | + | + | + | 0 | 0 | 0   |
| 60 | Grey water recycling  | 0 | 0 | 0 | 0 | + | + | + | + | 0 | 0 | 0   |
| 61 | Black water recycling | 0 | 0 | 0 | 0 | + | + | + | + | 0 | 0 | -/? |

# New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|

### Household waste recycling centre

|    |                      |   |   |   |   |   |   |   |   |   |   |   |
|----|----------------------|---|---|---|---|---|---|---|---|---|---|---|
| 62 | Include HWRC on site | 0 | 0 | 0 | + | 0 | 0 | 0 | + | 0 | 0 | 0 |
| 63 | No HWRC on site      | 0 | 0 | 0 | - | 0 | 0 | 0 | - | 0 | 0 | 0 |

### Use of Fareham Common

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 64 | Housing on part   | + | 0 | - | 0 | 0 | - | - | 0 | 0 | 0 | - |
| 65 | Green infrastructure - local food production or other formal open space | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + |
| 66 | Green infrastructure - semi-natural / agricultural as at present        | 0 | 0 | + | 0 | 0 | 0 | + | 0 | 0 | 0 | + |

### Use of land at Pinks Sawmills

|    |  |   |   |   |   |   |   |   |   |   |   |   |
|----|--|---|---|---|---|---|---|---|---|---|---|---|
| 67 | Exclude from site boundary                         | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 68 | Allocate as housing                                | 0 | - | 0 | - | - | - | 0 | 0 | 0 | - | - |
| 69 | Allocate as mixed-use site for employment and HWRC | 0 | - | 0 | + | 0 | 0 | 0 | + | 0 | 0 | 0 |

### High level development principles

|    |   |   |   |   |    |    |    |   |   |   |    |    |
|----|---|---|---|---|----|----|----|---|---|---|----|----|
| 70 | Retain Core Strategy vision for NCNF, including high level of self-containment and exemplar energy efficiency | 0 | 0 | 0 | ++ | ++ | ++ | 0 | 0 | 0 | +  | ++ |
| 71 | Revise vision to encourage self-containment, and promote renewable energy and thermal efficiency              | 0 | 0 | 0 | +  | +  | +  | 0 | 0 | 0 | ++ | +  |

### Additional development principles

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 72 | Include additional development principles focusing on character & distribution of land uses | 0 | 0 | + | + | + | 0 | 0 | + | + | + | + |
| 73 | Do not include additional development principles  | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |



## New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|

### Comprehensive approach

|    |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|
| 74 | Comprehensive approach to development which accords with Concept Masterplan | + | + | + | + | + | + | + | + | + | + |
| 75 | Piecemeal development   | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

### Maintaining settlement separation

|    |   |    |    |    |   |   |   |    |   |    |    |   |
|----|---|----|----|----|---|---|---|----|---|----|----|---|
| 76 | Allocate 50m settlement buffer at Knowle (north), Funtley and Wickham | ++ | +  | +  | 0 | 0 | 0 | +  | 0 | ++ | +  | + |
| 77 | Allocate a greater than 50m buffer around these settlements           | +  | ++ | ++ | 0 | 0 | 0 | ++ | 0 | +  | ++ | + |

### Design principles

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 78 | General design principles, including character areas, Design Statements, layouts and adaptability | + | + | + | + | + | + | + | + | + | + | + |
| 79 | Strategic Design Code SPD against which development phases can be assessed                        | + | + | + | + | + | + | + | + | + | + | + |

### Location of primary schools

|    |   |   |   |   |   |   |   |     |   |   |   |   |
|----|---|---|---|---|---|---|---|-----|---|---|---|---|
| 80 | Locate all three primary schools west of the A32                | 0 | 0 | 0 | + | + | + | 0   | 0 | 0 | 0 | + |
| 81 | Locate two primary schools west of the A32, and one to the east | 0 | ? | 0 | + | + | + | -/+ | 0 | 0 | 0 | + |

### Pre-school provision

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 82 | Provision of at least 50 nursery spaces at each primary school with additional facilities at District and Local Centres | 0 | 0 | 0 | + | + | + | 0 | 0 | 0 | + | + |
| 83 | Market decides  | 0 | 0 | 0 | ? | ? | ? | 0 | 0 | 0 | ? | ? |

### Cycling and pedestrian linkages

|    |   |   |   |   |   |   |   |   |   |   |   |   |
|----|---|---|---|---|---|---|---|---|---|---|---|---|
| 84 | Provision of strategic north-south link from Wickham to Fareham             | 0 | 0 | 0 | + | + | + | 0 | 0 | 0 | 0 | + |
| 85 | Provision of pedestrian/cycle bridge over A32 to serve the secondary school | 0 | 0 | 0 | + | + | + | 0 | 0 | 0 | 0 | + |

## New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|

| Market housing mix         |  | SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
|----------------------------|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|
| 86                         | As per policy (1bed 0-10%; 2bed 10-20%; 3bed 50-65%; 4bed 10-20%; 5+bed 0-10%) | ++  | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0    | 0    |
| 87                         | Market decides   | +   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0    | 0    |
| Market housing flexibility |  | SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
| 88                         | 50% Lifetime Homes provision   | ++  | 0   | 0   | ++  | 0   | 0   | 0   | 0   | 0   | ++   | ++   |
| 89                         | 25% Lifetime Homes provision   | +   | 0   | 0   | +   | 0   | 0   | 0   | 0   | 0   | +    | +    |
| 90                         | No Lifetime Homes provision  | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0    | 0    |
| Private rented housing     |  | SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
| 91                         | Secure 5-10% of dwellings for long-term private rent                           | ++  | 0   | 0   | 0   | 0   | 0   | 0   | 0   | ++  | 0    | 0    |
| 92                         | No secured provision   | +   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | +   | 0    | 0    |
| Extra care provision       |  | SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
| 93                         | Provide 120 units (2 schemes)  | ++  | 0   | 0   | ++  | 0   | 0   | 0   | 0   | 0   | ++   | ++   |
| 94                         | Provide 60 units (1 scheme)  | +   | 0   | 0   | +   | 0   | 0   | 0   | 0   | 0   | +    | +    |
| 95                         | Provide for NCNF needs only (19 units)   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0   | 0    | 0    |

# New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

### Avoiding and mitigating the impact on internationally protected sites

|    |  |   |   |     |   |   |   |     |   |   |   |   |
|----|--|---|---|-----|---|---|---|-----|---|---|---|---|
| 96 | Mitigate all impacts offsite through contributions to the SDMP             | 0 | 0 | 0   | 0 | 0 | 0 | -   | 0 | 0 | 0 | 0 |
| 97 | Mitigate all impacts through SANGs by requiring additional GI land offsite | 0 | 0 | -/+ | + | 0 | 0 | -/+ | 0 | 0 | 0 | 0 |
| 98 | Mitigate impacts through a combination of SANGs and contributions to SDMP  | 0 | 0 | -/+ | + | 0 | 0 | +   | 0 | 0 | 0 | 0 |
| 99 | Reduce size of development to reduce impact                                | - | 0 | 0   | 0 | 0 | 0 | -   | + | - | - | 0 |

### Green corridors and connections

|     |   |   |   |   |   |   |   |   |   |   |   |   |
|-----|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | Enhance existing network                                  | 0 | 0 | + | + | + | + | + | 0 | + | + | + |
| 101 | Create entirely new network of connections to countryside | 0 | 0 | + | + | + | + | + | 0 | + | 0 | + |

### Energy and carbon reduction

|     |   |    |   |   |   |    |    |   |   |   |   |   |
|-----|---|----|---|---|---|----|----|---|---|---|---|---|
| 102 | Code for Sustainable Homes Level 4                        | +  | 0 | 0 | 0 | +  | +  | 0 | 0 | 0 | 0 | 0 |
| 103 | Zero carbon   | ++ | 0 | 0 | 0 | ++ | ++ | 0 | 0 | 0 | 0 | 0 |
| 104 | No specified standard (in line with Building Regulations) | -  | 0 | 0 | 0 | -  | -  | 0 | 0 | 0 | 0 | 0 |

### Water efficiency

|     |  |    |   |   |   |   |   |    |    |   |   |   |
|-----|--|----|---|---|---|---|---|----|----|---|---|---|
| 105 | 125 litres per person per day (in line with Building Regulations Part G) | -  | 0 | 0 | 0 | 0 | 0 | -  | -  | 0 | 0 | 0 |
| 106 | 105l/p/d (CSH Level 4 requirement)                                       | +  | 0 | 0 | 0 | 0 | 0 | +  | +  | 0 | 0 | 0 |
| 107 | 80l/p/d (CSH Level 6 requirement)  | ++ | 0 | 0 | 0 | 0 | 0 | ++ | ++ | 0 | 0 | 0 |

# New Community North of Fareham: High Level Assessment of Options

## SEA Objectives

| SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|

### Waste water treatment

|     |  |     |     |     |     |     |     |     |     |     |      |      |
|-----|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|
| 108 | Treatment at Peel Common with new pipe going through Fareham town centre   | 0   | -   | 0   | 0   | -   | 0   | ?   | --  | 0   | 0    | 0    |
| 109 | Treatment at Peel Common with new pipe going around Fareham through countryside                                      | 0   | 0   | -   | 0   | -   | 0   | ?   | --  | 0   | 0    | 0    |
| 110 | Treatment at Knowle, water supplied back to NCNF for toilet flushing or discharged into R. Meon after 3ary treatment | 0   | 0   | ?   | 0   | +   | 0   | ?   | -   | 0   | 0    | 0    |
|     |  | SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 |

### Key to the High Level Assessment Matrix

|       |                               |
|-------|-------------------------------|
| ++    | Likely strong positive effect |
| +     | Likely positive effect        |
| 0     | Neutral/no effect             |
| -     | Likely adverse effect         |
| --    | Likely strong adverse effect  |
| +/-/? | Uncertain effects             |

### SEA Objectives

- 1 To provide good quality and sustainable housing for all
- 2 To conserve and enhance built and cultural heritage
- 3 To conserve and enhance the character of the landscape
- 4 To promote accessibility and encourage travel by sustainable means
- 5 To minimise carbon emissions at the new community and promote adaptation to climate change
- 6 To minimise air, water, light and noise pollution affecting the new community
- 7 To conserve and enhance biodiversity
- 8 To conserve and manage natural resources (water, land, minerals, agricultural land, materials)
- 9 To strengthen the local economy and provide accessible jobs available to residents of the new community
- 10 To create vital and viable new centres which complement existing centres
- 11 To create a healthy and safe new community

## **Appendix III: Consultation Record**

Please see insert.

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## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

| Organisation       | Date   | Comment ID | Para    | Comments  | Document                                    | Summary of FBC reaction, if any needed  |
|--------------------|--------|------------|---------|---|---|---|
| Natural England    | Aug-12 | 1          | General | The extent of the baseline information is welcomed.   | Scoping                                     | -   |
|                    |        | 2          | Chap5   | Transport modelling work will need to be undertaken to assess the impact on air quality. Natural England will seek assurances that the increase in kg/n/ha/yr on relevant designated sites will be below 1% of the lower end of the critical load figure for the designated habitats. This could be done at the Environmental Impact Assessment stage to support a development proposal.  | SA/SEA Scoping Report (May 2012); "Scoping" | Transport modelling work is currently being undertaken using the SRTM. Emissions data is available in kg per 12 hours for NOx, PM10, HC, CO and Carbon. Air quality is a consideration of both the SA and HRA of the plan, and more detailed work will be carried out at the project stage.   |
|                    |        | 3          | Chap6   | The Solent Disturbance and Mitigation Project should be considered in the biodiversity chapter and key findings noted to prompt later assessment.   | Scoping                                     | Reference to SDMP will be added to this chapter.  |
|                    |        | 4          | Chap6   | While it is unlikely that coastal birds would use the site, the indirect effects of development could be relevant. In the SA or HRA we would want to see what percentage of new inhabitants could be expected to visit the coast, how regularly, and what the likely impacts to site integrity are.   | Scoping                                     | The SA will look at the effects of different options, and the HRA will look at the impact on site integrity. We will use data from the SDMP. If this is insufficient following peer review, further visitor surveys to obtain this information will be considered.  |
|                    |        | 5          | Chap6   | Mitigation and avoidance measures, in line with those in the SDMP should be considered. The scale of the development may mean that locally planned on and off site measures to avoid and mitigate recreational impact on specific coastal sites may be required (e.g. Salterns Park and Browdown).  | Scoping                                     | Avoidance and mitigation measures will be a combination of ANGSt, on and off site measures, plus some identified in the SDMP  |
|                    |        | 6          | Chap6   | NE welcomes and encourages the approach to provision of GI, in line with NPPF.  | Scoping                                     | -   |
| Environment Agency | Aug-12 | 7          | General | Supportive of the document. It is well thought out and easy to navigate. Supportive of the outlined themes and pleased to note the following topics have been given full consideration:<br>• Biodiversity and geodiversity; • Climate change; • Soil ; • Water  | Scoping                                     | -   |
|                    |        | 8          | Chap6   | We support the key findings identified in box 6.2 (page 38). We welcome that potential impacts on wetland features have been identified. Pleased that the need to identify landscape scale biodiversity enhancement opportunities has been highlighted.<br>We support steps to deliver enhancement within the Biodiversity Opportunity Areas and would encourage enhancement/restoration of the adjoining river Wallington. The Wallington catchment is of huge ecological importance. It will be important to protect from the impacts of development and seek opportunities to provide biodiversity gain. | Scoping                                     | Development is not proposed very near to the Wallington but its catchment will be changed by development. The Wallington is not within a BOA so this may need to feed through to a policy in the plan (either on ecology or on the Wallington or both) and also to references in the sections on the overall development strategy and masterplanning. The thrust of the specific policy could be simply to require development proposals to protect and seek opportunities for enhancement etc, unless anything specific is flagged up in SA/HRA. |
|                    |        | 9          | Chap15  | We are supportive of this section and are pleased land quality through remediation of contaminated land is acknowledged.  | Scoping                                     | -   |
|                    |        | 10         | Chap16  | Water conservation is critical and should be supported by metering and policies such as the Code for Sustainable Homes, starting with level 3.  | Scoping                                     | An Eco-Opportunities Study was undertaken to identify options for water efficiency and re-use and these will be considered during preparation of the plan. Portsmouth Water have confirmed they intend to meter water usage at all new developments.  |
|                    |        | 11         | Chap16  | We welcome the recommendation in Section 16.3.1 of the report that downstream flooding should be considered by the plan. The impacts upon downstream communities have the potential to be significant unless adequate measures are put in place. This is linked to the potential increase in flood risk from surface water runoff.  | Scoping                                     | No change needed to the SA as we are aware of surface water run off issues. It will be addressed in the plan and in more detail at the project stage through SUDS.  |
|                    |        | 12         | Chap16  | We recommend in this chapter, that there is strong emphasis put on the importance of bluewater infrastructure and the positive environmental outcomes it can bring to the local area.   | Scoping                                     | State the importance of blue infrastructure in the key issues box page 38.  |

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

| Organisation     | Date   | Comment ID | Para    | Comments   | Document | Summary of FBC reaction, if any needed  |
|------------------|--------|------------|---------|--|----------|---|
|                  |        | 13         | 16.3.1  | We welcome the reference to the Water Framework Directive and identification in the Key Issues For The NCNF Plan, Water section that "waste water will need to be effectively managed through the development of the SDA. Current capacity and infrastructure is insufficient for the needs of the SDA" (Section 16.3.1: Box 16.1). However, there does not seem to be any supporting text to expand on this issue.  | Scoping  | We are currently working with Southern Water and Albion Water to identify a solution to the capacity issue. It is sufficient to identify the issue in the Scoping Report and then test options later.   |
|                  |        | 14         | AppB    | In Appendix B, section 6, we would recommend the following decision making criteria, " <b>maintain and where possible improve water quality</b> " as this seems to have been missed. Water quality should not just be protected and/or improved for nature conservation, but for all uses. This is in line with the requirements of the Water Framework Directive. It is important to consider the direct impacts of the development on water quality through pollution prevention and physical amendments but also the indirect ones i.e. the impact on waste water treatment and discharge.  | Scoping  | Add to decision making criteria   |
|                  |        | 15         | 16.2.6  | We welcome Section 16.2.6 as it discusses groundwater vulnerability within the area and that through development, pollution prevention is required.  | Scoping  | -   |
|                  |        | 16         | Chap16  | Box 16.1 should include key message of groundwater protection through development as a whole, not just through careful surface water runoff.   | Scoping  | Add groundwater protection through development as a whole, not just through careful surface water mgt (i.e. groundworks, contamination/remediation).  |
|                  |        | 17         | AppD    | We are pleased to see that GP3 has been included within the PPP for Water. We would also advise Flood and Coastal Erosion Risk Management Strategy is included here.   | Scoping  | Include Flood and Coastal Erosion Risk Management Strategy in appendix.   |
|                  |        | 18         | AppB    | We would recommend that consideration is given to including how the potential options/proposals contribute to an overarching aspiration of reducing the risk of flooding through the development of the SDA. As an absolute minimum the plan should seek to ensure no increase in flood risk as a result of the development.   | Scoping  | Add to decision making criteria 5d.   |
|                  |        | 19         | AppB    | 5. Support 5d and 5e.<br>6. Support 6b<br>7. Support objective 7<br>8. Support 8a  | Scoping  | -   |
|                  |        | 20         | AppB    | We recommend the importance of protecting groundwater in highly sensitive areas, such as in zone SPZ 1 is identified within section 8.   | Scoping  | Already included at 6b.   |
| English Heritage | Aug-12 | 21         | General | English Heritage commented on the previous version of the SA in 2009 and are pleased to see that the comments have been taken into account in this updated version.  | Scoping  | -   |
|                  |        | 22         | Chap10  | The sub-section on baseline data is rather more about explaining the baseline than identifying relevant data sources and, equally importantly, identifying gaps in the available data. English Heritage has published guidance on SAs in Strategic Environmental Assessment, Sustainability Appraisals and the Historic Environment. This sets out a wide range of potential information sources for the historic environment.   | Scoping  | Double-check EH guidance for additional relevant data sources:<br><a href="http://www.helm.org.uk/upload/pdf/Strat-env-ass.pdf">http://www.helm.org.uk/upload/pdf/Strat-env-ass.pdf</a>   |
|                  |        | 23         | Chap10  | The historic development of the area appears to be solely about the development of Fareham, not the history of the proposed area of the SDA and its surroundings. I expected mention of the historic town of Wickham and the former Knowle Hospital, both nearby, and the Forest of Bere. Although there are references to historic landscape within both this chapter and chapter 12, I also expected further explanation of the historic landscape i.e. more of an indication why this area of landscape has developed the way it has.   | Scoping  | Add reference to historic development of Wickham, Knowle and Forest of Bere.  |
|                  |        | 24         | Chap10  | Although this chapter now identifies all the listed buildings within the NCNF Plan area, it omits to explore the relationship of these buildings with the surrounding environment – their setting and, in the case of the farmhouses, their functional relationship with their associated farmland, whether former or existing. One of the identified key issues is, quite rightly, the potential for the development of the SDA to have effects on the setting of historic environment features, but for such potential effects to be identified, there has to be a greater understanding of the significance of that setting, including viewpoints of heritage assets, within the SEA. | Scoping  | Setting is considered in the SA but more detailed historic environment work will be done at the detailed masterplan and design stage.   |
|                  |        | 25         | AppB    | The EH guidance sets out a wide range of SA objectives and decision-making criteria or sub-objectives on pages 6 and 7. Although not all are applicable to this particular SA, I would suggest that the SA objectives include the two social objectives, which could be combined.  | Scoping  | The two social objectives are:<br>• To improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings<br>• To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities<br>Criteria 2d amended. |



## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

| Organisation  | Date   | Comment ID | Para    | Comments   | Document | Summary of FBC reaction, if any needed   |
|---|--------|------------|---------|--|----------|--|
|   |        | 26         | AppB    | The decision-making criterion in respect of archaeological remains should be assess, record <u>and preserve</u> archaeological features.   | Scoping  | Amended.   |
|   |        | 27         | AppB    | I'm not sure why Q2b is "Conserve and enhance" whilst Q2c is "Protect and enhance" – I suggest both should be "preserve" in line with the English Heritage guidance.   | Scoping  | Amended.   |
|   |        | 28         | AppB    | The guidance suggests "Will it provide for increased understanding and interpretation of the historic environment" as decision-making criterion, which is effectively Q2d, although the latter could include the word "interpretation".  | Scoping  | Amended.   |
|   |        | 29         | AppB    | The guidance also suggests "Will it respect, maintain and strengthen local distinctiveness and sense of place" and "Will it promote high quality urban design" as decision-making criteria, which could perhaps be incorporated under SA Objective 1.  | Scoping  | Included within AAP objectives.  |
| Portsmouth Water  | Aug-12 | 30         | Chap16  | Hopefully our recent meeting with the Council has clarified our position on sustainability and the role of the Code for Sustainable Homes.<br>The CAMS documents are out of date and the local water resources situation does not require effluent re use at the North Fareham SDA.<br>We do not think that the higher levels of the Code are viable or justified for this site and they are not included in our WRMP.<br>We are working on the River Wallington as part of our WFD Investigations and hope that a solution can be agreed shortly.<br>Possible licence reductions will affect our current surplus but not our overall water resources balance. | Scoping  | PW states that re-use of water on site is not strictly necessary as they have sufficient supply. PW concerned that rainwater will not provide water when it is most needed. PW concerned about the risk of cross contamination if greywater / blackwater is supplied to homes. PW concerned about householders being responsible for maintenance of greywater systems.<br>PW states that Code level 5 cannot be met on site as it requires a step change and a different technology. Albion Water offer a completely different solution. PW are not convinced that Albion Water will be able to get the discharge consents due to likely effects on the Solent, Titchfield Haven and river Meon. |
| David Lock Associates on behalf of Buckland Development Limited | Aug-12 | 31         | General | We have carefully considered the key issues that have been set out in the report and believe the broad principles to be sound. BDL will endeavour to address these key issues when preparing an outline planning application for the site and incorporate appropriate detailed design responses within the scheme. The nature of these responses will only emerge as detailed design work progresses and the basic development viability issues are explored in more detail. Throughout this work achieving sustainable economic growth will remain a core BDL objective, as required by the National Planning Policy Framework (NPPF).                        | Scoping  | -  |
|   |        | 32         | General | BDL have a fundamental interest in the area and would welcome the opportunity to inform the detailed stages of the plan and, therefore, would appreciate being kept updated with the progress of the document and further consultation opportunities.  | Scoping  | -  |
| RSPB  | Aug-12 | 33         | Chap6   | Recreational disturbance to the Solent European sites is a key issue for consideration in respect of the North of Fareham SDA. This matter will, of course, be examined in more detail through the HRA process.  | Scoping  | -  |
|   |        | 34         | Chap6   | However, we are concerned that the Sustainability Appraisal scoping report does not clearly reflect this issue, and indeed appears to contradict the need to protect the European sites from increased recreational pressures by reference to supporting access to the natural environment (Box 6.2).  | Scoping  | Promoting access to nature is a sound policy objective, aiming to benefit both communities and conservation. But agree that disturbance impacts should be identified.  |
|   |        | 35         | Chap6   | Although the Sustainability Appraisal need not repeat the detailed assessment of recreational disturbance issues covered under the HRA, it should at least highlight the issue, and cross-reference to the HRA as appropriate. It certainly should not propose actions that would conflict with the protection of the European sites. Therefore, any action or objective that would encourage access to the natural environment should be carefully considered to ensure that it will not lead to additional pressure on the European sites or to other ecologically linked areas such as Brent goose feeding sites.   | Scoping  | Amended.   |
|   |        | 36         | AppB    | We support other references in the scoping report to enhancing statutory and non-statutory wildlife interests through the delivery of the NCNF Plan, and consider that (in addition to the need to implement avoidance and mitigation measures) this objective should also be extended to enhance the interest features of the Solent European sites.  | Scoping  | Not amended; not entirely clear how NCNF can feasibly enhance the interest features of Solent European sites.  |

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

| Organisation        | Date   | Comment ID | Para       | Comments  | Document | Summary of FBC reaction, if any needed   |
|---------------------|--------|------------|------------|---|----------|--|
|                     |        | 37         | Chap6      | We have recommended some further opportunities for achieving a net increase in biodiversity within the development site itself, in our recent response to the NCNF Options Consultation. We would like to see some of these examples also highlighted in the Sustainability Appraisal.  | Scoping  | Check response, amend where appropriate. |
| The Fareham Society | Aug-12 | 38         | General    | The document clearly outlines the main facts about the environmental issues likely to be significantly affected. The Society note the facts about the adverse impact the development will have on the landscape to the north of Fareham, the approach to the town from the north, and the loss of countryside. The landscape will be damaged by built development.            | Scoping  | -  |
|                     |        | 39         | Chap4      | Agree with the key issues for the plan relating to accessibility and transport identified in box 4.1.   | Scoping  | -  |
|                     |        | 40         | Chap5      | The Society is concerned about the impact of the development on air quality and would like to see further air quality testing in all the areas likely to be affected.   | Scoping  | -  |
|                     |        | 41         | Chap6      | Table 6.6 – mistake in title. It should say 'Portsmouth Harbour Biodiversity Opportunity Area'  | Scoping  | Amended.                                 |
|                     |        | 42         | Chap8      | Economy – what research has been done on the effect of congestion on the highway network on the ability of Fareham to attract new businesses?   | Scoping  | -  |
|                     |        | 43         | Chap8/14   | Is there an assessment of the skills available in the Borough, particularly of the unemployed, so that there is an effort to attract jobs that match available skills?  | Scoping  | -  |
|                     |        | 44         | Chap10     | Para 10.2.5 and 10.2.6 – Furzehall Farm Grade II listed has been omitted from the list of listed buildings just south of the NCNF Plan boundary. It is situated in a very vulnerable location just south of the motorway bridge.  | Scoping  | Amended.                                 |
|                     |        | 45         | Chap10     | Listed buildings adjacent to Wickham Road and close to the highway should be mentioned i.e. the cemetery and the Potteries as highway changes could affect them or their settings. Any locally listed buildings should also be included.  | Scoping  | Amended.                                 |
|                     |        | 46         | Chap10     | Roche Couth with its parkland settings is fully recorded by Hampshire Gardens Trust. Most of its main boundaries are largely unchanged and should not be in any way altered by development.   | Scoping  | Amended.                                 |
|                     |        | 47         | Chap4/5/10 | Since the redevelopment of Knowle, the car parking in the Square at Wickham is frequently full, particularly at weekends, causing cars to drive round looking for spaces emitting pollutants and affecting the ambiance and setting of the historic village. The SDA is an enormous threat to its historic setting and the main road cannot take a major increase in traffic. | Scoping  | -  |
|                     |        | 48         | Chap12     | One of the original landscape sensitivity analyses made it clear that all areas of the SDA are sensitive, but some more than others. It is a high visibility site, particularly from the M27 and North Fareham, totally unlike Whiteley with its dense tree belts.  | Scoping  | -  |



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