



Report to LDF STEERING GROUP

Date: **8 October 2009**

Report of: **Chief Planning and Transportation Officer**

Subject: **RESPONSES TO CONSULTATION IN THE SUSTAINABILITY
APPRAISAL SCOPING REPORT AND BASELINE INFORMATION
FOR THE SDA AREA ACTION PLAN**

SUMMARY

This report highlights the main the comments that were received in response to the consultation on the Sustainability Appraisal Scoping Report of the Area Action Plan (AAP) for the North of Fareham Strategic Development Area. The responses received and the officers' suggested responses are set out in Appendix A.

RECOMMENDATION

That the suggested officers' responses to the comments received as set out in Appendix A are agreed.

INTRODUCTION

1. The Sustainability Appraisal Scoping Report of the Area Action Plan (AAP) for the North of Fareham Strategic Development Area was available for consultation from the 6 July to the 11 August 2009. The Scoping Report sets out the approach to the Sustainability Appraisal (SA) of the AAP, reviews relevant policies and plans summarises the 'baseline information on social, economic and environmental issues and proposes SA objectives and the framework for carrying out the appraisal.
2. The preparation of the Scoping Report is the first stage of the Sustainability Appraisal of the AAP and the consultation on the Scoping Report is the first formal stage in the preparation of the AAP.

RESPONSE TO THE CONSULTATION

3. The Scoping Report was available on the Borough Council's website and in public libraries and people and organisations on the LDF consultation database were informed that it was available. The specific 'consultation bodies', Natural England, English Heritage and the Environment Agency were consulted.
4. There were few responses, but a number of issues were raised, particularly relating to the need for additional information on groundwater protection, flood risk, transport, protected species, listed buildings, historic landscape characterisation, high quality agricultural land and waste water. Summaries of the comments received and the officers' suggested responses are set out in Appendix A. In particular, the additional information requested should be included in the SA Report.
5. Many other comments relate to the impact of the development of the SDA rather than the content of the Scoping Report. These impacts will be considered during the preparation of the SDA AAP and/or the Masterplan.

RISK ASSESSMENT

6. An assessment of risks and opportunities associated with this matter is attached at appendix B.

CONCLUSION

7. Members are asked to agree the additional information to be included in the Sustainability Appraisal Report and the issues to be considered in the APP and /or the Master plan in response to the consultation on the Sustainability Appraisal Scoping Report of the Area Action Plan (AAP) for the North of Fareham Strategic Development Area as set out in Appendix A.

Background Papers:

None

Reference Papers:

Sustainability Appraisal Scoping Report of the Area Action Plan for the North of Fareham Strategic Development Area . (Copy available on the Council's website)

Enquiries:

For further information on this report please contact Ian Burt. (Ext 4414)

APPENDICES

APPENDIX A - SDA SA Scoping Responses

APPENDIX B - Risk Assessment

Civic Offices

Civic Way

Fareham

PO16 7AZ

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Appendix A

SDA SA Scoping Responses

Respondent	Para/Page Number	Comment	Officer Response
Highways Agency	4.3	The SA recognises the potentially significant accessibility issues associated with the North of Fareham SDA.	A further study has been commissioned to inform decision making on transport and access to the SDA, the impact on traffic flows along the M27 corridor, scope for modal shift or demand management and necessary investment.
		It is suggested that every effort is made to mitigate impact on the strategic road network by managing down the demand for private car trips and encouraging public transport, for example introducing an area wide travel plan and reduced parking. The provision of new physical transport infrastructure to mitigate the transport impact resulting from the development should only be considered as a last resort.	The Reduce and Management elements of the Transport Strategy will help to reduce the demand for private car trips.
Wallington Village Community Association	18	Fully support statement that the Area Action Plan ought to avoid development in existing flood risk areas.	Noted
	59	Confirmation is requested that Portsmouth Water Company, who abstract water from the aquifer have been consulted over and are content with the proposed Development in this particular area	Portsmouth Water Company and the Environment Agency have been consulted during preparation of the Core Strategy which identifies the area of search for the SDA.
	59	The Groundwater Protection Zone and the area of the Wallington Floodplain should be shown as an overlay on maps showing the current Area of Search	The Groundwater Protection Zone and the area of the Wallington Floodplain will be shown in the SA Report.

Respondent	Para/Page Number	Comment	Officer Response
Wallington Village Community Association	59	If the Groundwater Protection Zone and the area of the Wallington Floodplain encompass land surrounding Spurlings and North Fareham Farm it calls into question the wisdom of placing both the re-aligned A32, together with a significant number of Industrial Units in this particular area, the only benefit of the latter's location, being ease of Motorway access	Any development within the Groundwater Protection Zone or the Wallington Floodplain will have to satisfy the requirements of the Environment Agency.
	70-71	The flood risk map should be extended to show the full extent of the floodplain.	The map will be extended.
	70-71	It is interesting to note that the Scoping Study clearly identifies a downstream flooding risk resulting from the SDA in the current area of search. This appraisal is contrary to the perception being advanced by the Developers, namely that a "Sustainable Urban Drainage System" can negate any such risk	A detailed drainage strategy will need to be prepared to demonstrate that Sustainable Urban Drainage Systems could satisfy the requirements of the Environment Agency.
	56, 57, 59	Fully support highlighting the sensitivity and importance of the landscape East of the A32 and on either side of the Wallington Valley, together with the local importance of the listed Buildings at Boundary Oaks and their immediate areas.	Noted
	21-23	This study highlights that the current transport network is already under significant pressure at peak times and that the situation will worsen between now and 2016, regardless of the impact of the SDA from that year onwards. It is important to note that this affects not just	A further study has been commissioned to inform decision making on transport and access to the SDA, the impact on traffic flows along the M27 corridor, scope for modal shift or demand management and necessary investment.

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Wallington Village Community Association		Junctions 10 and 11 and the Motorway itself, but also the adjoining roads in North and East Fareham. The SDA is likely to have a major and adverse impact on traffic congestion within the Borough and that major improvements to the transport infrastructure will be required in advance of the development taking place. The extent, to which the Bus Rapid Transit system will address these issues, ought not to be over exaggerated.	The Reduce and Management elements of the Transport Strategy will help to reduce the demand for private car trips.
Natural England		The scope of information on biodiversity is generally good, though additional information could be included on protected species to include those protected under the Wildlife and Countryside Act (as amended) and the Habitats Regulations (i.e. European protected species), in addition to local BAP species. We would also wish to see baseline data on ancient woodland included.	Additional data to be included in the SA Report.
		Natural England would want to see Green Infrastructure as a key sustainability objective, and the important role of providing multi-functional green space. This is not only key for the Council to meet its statutory requirements under nature conservation law, but also to provide significant opportunities for the Council to reach the National Indicators as described in	The objectives to 'Conserve and enhance Biodiversity' and to 'Protect and enhance Fareham's landscape, countryside and open spaces and protect important trees and hedgerows' cover the role of Green Infrastructure.

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Natural England		<p>the LAA. Spatial planning for health should also be linked to access to green space with recognition that access to parks and open spaces and active travel through a green network have a role in prevention of ill-health.</p> <p>We are pleased to see that the sustainability objectives include the enhancement of biodiversity as well as protection. To add to this we advise that the sustainability indicators used in the SA framework include measured targets, for example, achievement of BAP targets.</p>	<p>Achievement of BAP targets to be included as an indicator.</p>
English Heritage	1.3	<p>It will be important for the appraisal to have regard to heritage assets not only within the SDA, but also beyond that may be affected by the proposals e.g. the scheduled ancient monument Fort Nelson and historic settlements in the vicinity such as Wickham.</p>	<p>Whilst there are unlikely to be any direct effects on Fort Nelson or Wickham there are potential indirect effects which could be assessed.</p>
	Table 3.1	<p>We welcome recognition of heritage priorities, the cultural aspects of landscape and establishing mechanism for protection against inappropriate development; recognising the potential value of unknown and undesignated resources; and preserving/enhancing sites and landscapes of archaeological and historic interest so that they may be enjoyed by both present and future generations.</p>	<p>Noted</p>
	Table 3.1	<p>We welcome the identified implications for the AAP where it states the protection and</p>	<p>Noted</p>

Respondent	Para/Page Number	Comment	Officer Response
English Heritage		enhancement of cultural heritage assets and their setting should be a key consideration for the AAP, and in particular the reference to limiting effects on the historic landscape and archaeological assets (both potential and realised)	
	4.10.1	The baseline evidence base at section 4.10.1 (listed buildings) appears incomplete.	A full list will be included in the SA Report
		The South East Plan promotes historic landscape characterisation as a tool in a sustainable approach to development. HLC needs to be carried out at a level of detail appropriate to the scale of project. The County Archaeologist will be able to advise on this and any gaps in information having regard to the Historic Environment Record.	Historic landscape characterisation should inform the masterplanning of the SDA.
	Figure 4.16	We note reference to the difference in landscape character within the Area of Search between the east and west of the A32 and the area of high visibility and sensitivity in relation to the landscape setting of historic hilltop forts.	The area of high visibility and sensitivity in relation to the landscape setting of historic hilltop forts will be recognised in the masterplanning of the SDA.
	4.10.2	We would agree that amongst the key issues should be effects on the setting of heritage assets, and in particular the scheduled Fort Nelson, but clearly there is also the potential for direct impacts, given the presence of listed buildings within the area.	The potential for direct impacts on listed buildings within the area will be recognised in the masterplanning of the SDA.
	4.10.2	We would agree that there is clearly likely to be direct impacts on landscape character within the SDA, but also effects over a wider area such as	The potential for impacts on landscape character over a wider area will be recognised in the masterplanning of the SDA.

Respondent	Para/Page Number	Comment	Officer Response
English Heritage	Table 5.1 SA2.	Wickham Conservation Area arising from the increase in traffic and overall level of activity. 'Respect' for the environment has a different connotation to 'protect and where appropriate enhance' and carries less weight in decision-making. Protect and where appropriate enhance is more consistent with the South East Plan strategic objectives and national guidance (e.g. PPS1 and draft PPS15).	The objective will be revised to replace 'respects' with 'protects'.
The Fareham Society	17	High quality agricultural land has not been raised in evidence studies to date.	The presence of high quality agricultural land will inform the masterplanning of the SDA.
	21	Without major financial public transport investment the SDA's accessibility will be unsustainable and unable to adequately serve the needs of people, particularly without cars.	The provision of a Bus Rapid Transit system is included in the SDA policy in the Core Strategy.
	21	A development of the size of the SDA will put extreme pressures on the nearest communities and urban areas in North, Central and East Fareham and the villages of Knowle and Wickham.	Any measures required to mitigate the pressures on the nearest communities will be investigated as part of the AAP.
	Table 4.2	Car ownership and travel to work information dated 2001 and no data trends available.	More up-to-date data will be used where it is available.
	24	Air quality in the SDA is dominated by the road network. The Government's own SA for the South East Plan did not recommend the location of the SDA for an SDA. There will obviously be	In accordance with the South East Plan the AAP will have to demonstrate that development at the SDA should ensure that national air quality standards are not breached.

Respondent	Para/Page Number	Comment	Officer Response
The Fareham Society		a knock-on effect from the increased traffic from the SDA on the town centre, roads leading to it and the areas of AQMA.	
	Appendix D7	This indicates that significant areas of open space will be needed to mitigate any effects from pollution. This will reduce the area of land available for housing and industry.	The potential for the provision of significant open space to support air quality and the implications for the capacity of the area will be considered in more detail in the AAP.
	33	The Society considers that some indication of the proximity of the South Downs National Park should be included in this section.	National Parks are protected because of their natural beauty and for the opportunities they offer for open air recreation rather than for biodiversity. The boundary of the nearest part of the National Park is shown on Fig 19 but additional references should be included in the SA Report.
	4.5.3	Additional key issues and challenges are the effect on the surrounding countryside and water courses, particularly with future pressures for recreation,	These issues are covered by the reference to 'potential impact on BAP habitats and species from new development.'
	59	Dean Farmhouse, North Fareham Farm, Greenhill Cottage, Down Barn Farmhouse and Down Barn Cottage are omitted.	A full list will be included in the SA Report.
	56-59	The environment and setting of Portsdown Hill and the area east of the A32 is extremely important; the country lanes and Portsdown Hill Road have been increasingly used by those trying to avoid congestion on the M27 and A27.	The study of the impact on traffic flows along the M27 corridor should consider the impact on the country lanes and Portsdown Hill Road.
	56-59	The land has been in continuously arable cultivation for centuries which ties in with the quality farmland descriptions; these should be mapped.	A map showing the agricultural land classification will be included in the SA Report.

Respondent	Para/Page Number	Comment	Officer Response
The Fareham Society	69	The Source Protection Zone, Nitrate Vulnerable Zone and flood risk information should be mapped.	These areas will be mapped in the SA Report.
	71	Table 4.14.3 indicates significant problems with potential increase in flood risk downstream at North Wallington and Titchfield. The floodplain map is inadequate.	A map covering a wider area will be included in the SA Report.
	71	The Capacity Analysis Study 8.1.09 indicated that SUDS requirements had not been taken into full account as not known at present. What is the present situation?	The SUDS requirements will be considered in more detail during preparation of the AAP and Masterplan.
		Where is waste water dealt with? This was an issue at the South East Plan Examination. The standards to be reached were not clear, particularly on water quality and the effect of waste water problems on the Solent SPA.	These issues were considered in the PUSH Integrated Water Management Strategy. The relevant agencies are progressing solutions to the issues raised and the SA report will set out the latest position. The effect on the Solent SPA is also being considered through the Appropriate Assessments of the Local Development Documents in the Solent area.

RISK ASSESSMENT

Impact	Description	Potential Risks	Comments	Potential Opportunities	Comments
CORPORATE OBJECTIVES	Implications in relation to: <ul style="list-style-type: none"> • achieving Corporate Objectives and Priorities • Corporate Governance Responsibilities 	No significant risks.		No significant opportunities.	
PARTNERSHIPS	Implications for any existing partnership arrangements Risks or opportunities for new partnerships	No significant risks.		No significant opportunities.	
FINANCE AND RESOURCES	Implications in relation to: <ul style="list-style-type: none"> • Budget Constraints • Funding • Contractual Obligations or Penalties • Use of Land or Assets 	This proposal can be met within existing budget limits.		No significant opportunities.	
LEGAL	Implications in relation to: <ul style="list-style-type: none"> • Statutory or discretionary powers • National Legislation (e.g. Human Rights, Data protection etc) • Failing to comply with legislative requirements of service • Potential litigation action 	No significant risks.		No significant opportunities.	
PERSONNEL	Implications in relation to: <ul style="list-style-type: none"> • Organisational change • Employee policies and conditions • Skill availability • Training and Development 	No significant risks.		No significant opportunities.	

Impact	Description	Potential Risks	Comments	Potential Opportunities	Comments
SERVICE	Implications in relation to: <ul style="list-style-type: none"> • performance targets • the operation of the service • the need for Change Management • Competitive advantage of the service • Technological impacts • Innovation • The needs of residents, businesses or visitors to the Borough 	No significant risks.		No significant opportunities.	
HEALTH & SAFETY	Implications for the Health & Safety of the Public, Employees or Members	No significant risks.		No significant opportunities.	
CRIME & DISORDER	Implications in relation to: <ul style="list-style-type: none"> • Council's Section 17 Obligations • Community Safety • Anti-fraud and corruption 	No significant risks.		No significant opportunities.	
ENVIRONMENTAL	Implications in relation to: <ul style="list-style-type: none"> • Sustainability • Public Health • Physical risks 	No significant risks.		The SA process provides significant opportunities to improve the sustainability of the SDA.	
EQUALITY AND DIVERSITY	Implications in relation to: <ul style="list-style-type: none"> • Inclusion • Equality of access and opportunity • Cohesion • Diversity 	No significant risks.		No significant opportunities.	

