

# Technical Note: SA/SEA and HRA

<b>Project</b>	SA/SEA and HRA for the Fareham Borough Development Sites and Policies DPD	<b>Date</b>	August 2013
<b>Note</b>	High Level Assessment and Screening of proposed new allocations for employment and residential development	<b>Ref</b>	UE-0108
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<b>Status</b>	FINAL		

## 1. Introduction

This technical note forms part of the combined Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), and Habitats Regulations Assessment (HRA), for Fareham's Local Plan Part 2: Development Sites and Policies. Readers of this note are referred to the following documents for more detailed information about the assessment processes, and which support the information contained in this note:

- ▶ SA/SEA Scoping Report (May 2012):
  - [http://www.fareham.gov.uk/planning/local\\_plan/issuesoptions.aspx](http://www.fareham.gov.uk/planning/local_plan/issuesoptions.aspx)
- ▶ SA/SEA Options Assessment Report (October 2012):
  - [http://www.fareham.gov.uk/planning/local\\_plan/draftdevsitepolplan.aspx](http://www.fareham.gov.uk/planning/local_plan/draftdevsitepolplan.aspx)
- ▶ HRA Screening Statement (October 2012):
  - [http://www.fareham.gov.uk/planning/local\\_plan/draftdevsitepolplan.aspx](http://www.fareham.gov.uk/planning/local_plan/draftdevsitepolplan.aspx)

The purpose of this note is to provide information on the potential sustainability and ecological impacts of proposed new site allocations for employment and residential development, as part of the targeted consultation on these sites which is being held during August/September 2013. To that end, this document presents the findings of both SA/SEA High Level Assessment, and screening for Likely Significant Effects under the Habitats Regulations.

## 2. Proposed New Site Allocations for Employment and Residential Development

The targeted consultation document addresses new sites proposed for allocation that have emerged since the last main round of public consultation. The sites are listed below:

- ▶ Employment Site E3: Kites Croft
- ▶ Employment Site E4: Midpoint 27, Cartwright Drive
- ▶ Employment Site E5: The Walled Garden, Cams Hall
- ▶ Fareham College

The policies that are intended to deliver these sites are currently being fully assessed as part of the SA/SEA and HRA processes. This document seeks to assess the sites' setting, relevant environmental constraints and development quanta, not the delivery policies.

### 3. SA/SEA High Level Assessment

Table 1 illustrates the results of the high level assessment for the new sites, while the following sections provide a commentary on the predicted effects.

*Table 1: SA/SEA High Level Assessment for New Employment and Residential Sites*

Fareham Borough Development Sites and Policies Plan		SEA Objectives										
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
E3	Kites Croft	0	0	0	+	0	0	-	-	+	+	+
E4	Midpoint 27, Cartwright Drive	0	+/-	0	+	0	0	-	-	+	+	+
E5	The Walled Garden, Cams Hall	0	-	+/-	-	0	0	-	-	+	+	+
-	Fareham College	+	0	0	+	0	0	-	0	0	+	+
<b>SEA Objectives</b>												
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 and promote adaptation to climate change												
6 To minimise air, water, light and noise pollution												
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 borough												
# To create vital and viable new centres which complement existing centres												
# To create a healthy and safe community												

#### Kites Croft Employment Site

*Closest European site(s) and other environmental constraints within approx. 250m*

- ▶ Site is within Grade 3 agricultural land
- ▶ Lowland mixed deciduous woodland BAP habitat adjacent to the north and west
- ▶ Bowling Green and Kites Croft SINC (adjacent to the north and west)
- ▶ Kites Croft LNR (adjacent to the west)
- ▶ Flood Zone 2/3 c.50m to the south-west along Brownich stream
- ▶ Solent and Southampton Water SPA/Ramsar/SSSI (c.2300m south-west)

A 0.97 ha site on the edge of the urban area which is currently brownfield. The proposed use is employment, relating to the remaining parcels of land within a larger site previously allocated for employment uses in the Fareham Borough Local Plan Review (June 2000). The proposal has mainly positive or neutral impacts on the SA Objectives. However, negative effects are also predicted in relation to two of the SA Objectives.

Objective 7 – The site is adjacent to a SINC and Local Nature Reserve (LNR). Bowling Green and Kites Croft SINC includes areas of ancient woodland and notable species. Kites Croft LNR and its associated sites are a linear woodland and associated ponds and meadows along the upper reaches of the Brownich stream, which is locally important for a variety of wildlife, including nationally scarce and rare species, such as dormouse. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief.

Objective 8 - The loss of medium quality agricultural land represents a loss of natural resources. However, the site is on the edge of the urban area and, due to surrounding development and land uses, it would be challenging to achieve productive uses in a meaningful way.

### *Midpoint 27, Cartwright Drive Employment Site*

#### *Closest European site(s) and other environmental constraints within approx. 250m*

- ▶ Although within the urban area, site is within Grade 3 agricultural land
- ▶ Titchfield Abbey Conservation Area is adjacent to the south-east
- ▶ Lowland mixed deciduous woodland BAP habitat, both on site and adjacent to the north and south
- ▶ Carron Row SINC (adjacent to the south-east)
- ▶ Solent and Southampton Water SPA/Ramsar/SSSI (c.2300m south-west)

A 1.84 ha site in the urban area which is currently undeveloped. The proposed use is employment, relating to the remaining parcels of land within a larger site previously allocated for employment uses in the Fareham Borough Local Plan Review (June 2000). The proposal has mainly positive or neutral impacts on the SA Objectives. However, negative or uncertain effects are also predicted in relation to three of the SA Objectives.

Objective 2 – Titchfield Abbey Conservation Area is adjacent to the site to the south-east, the setting of which could be affected by a poorly designed proposal. The development brief could be improved by an addition to the 'Information Required' section.

Objective 7 - The site is adjacent to Carron Row SINC, which includes areas of ancient woodland, wetland and notable species, while deciduous woodland BAP habitat is present on site and adjacent. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief.

Objective 8 - The loss of medium quality agricultural land represents a loss of natural resources, however, the site is within the urban area.

### *The Walled Garden, Cams Hall Employment Site*

#### *Closest European site(s) and other environmental constraints within approx. 250m*

- ▶ The site is within Grade 2 agricultural land
- ▶ The site is within Cams Hall Conservation Area
- ▶ The site includes a Grade II Listed Building (The Walled Garden with attached Garden House and Outbuildings at Cams Hall) while a further nine Grade II and II\* Listed Buildings and structures associated with Cams Hall fall approx. 120m north / north-east
- ▶ The site is adjacent to area F19A which is of importance to Brent geese, and of uncertain importance to waders, species which are associated with nearby SPA/Ramsar designations
- ▶ Bathinghouse Grove and Cams Coastline SINC (c.150m north-west) and Cams Plantation SINC (c.220m north-east and south-east)
- ▶ The site is surrounded by Portsmouth Harbour SPA/Ramsar/SSSI to the north, south and west (c.180m at its nearest extent)

A 1.66 ha site which is currently undeveloped for employment purposes. The proposed use is employment and the site has an extant permission for 1,843sqm of B1 floorspace. The proposal has many positive or neutral impacts on the SA Objectives. However, negative or uncertain effects are also predicted in relation to five of the SA Objectives.

Objectives 2 and 3 – The site is outside of the current urban area, and within a Conservation Area and surrounded by a listed wall, with further listed buildings to the north. The quality and setting of these features will need to be carefully considered during the design process and should be protected from construction and operational impacts.

Objective 4 – The site's location outside of the urban area does not promote accessibility and sustainable travel, although the development brief requires a transport assessment to be carried out to inform the development.

Objective 7 – Bathinghouse Grove and Cams Coastline SINC includes ancient woodland, semi-natural coastal and estuarine habitats and notable species, and Cam Plantation SINC, (which includes ancient woodland) are both nearby, while the site is adjacent to an important site for Brent Geese and a site of uncertain importance for waders. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar.

Objective 8 - The loss of good quality agricultural land represents a loss of natural resources.

*Fareham College*

*Closest European site(s) and other environmental constraints within approx. 250m*

- ▶ A group of Grade II and II\* Listed Buildings falls approx. 100m north / north-east, while a further Grade II Listed Building is c.180m north-west
- ▶ Lowland mixed deciduous woodland BAP habitat, both on site and adjacent to the north and east
- ▶ A site of uncertain importance to waders is within the proposed allocation (F26) while two further sites of uncertain importance to waders can be found c.150m to the south (F25) and c.50m west (F27)
- ▶ Portsmouth Harbour SPA/Ramsar/SSSI is c.1,090m to the east

A 9.47 ha site which is currently used for education, including a number of buildings, and areas of parking, grassland and woodland. Proposals for the site include modernisation and reconfiguration of educational uses on the northern part of the site, and residential development on the southern part, which could yield between 100 and 120 dwellings. The grassland (playing pitches) and majority of woodland on the site would be retained.

The proposal has mainly positive effects on the SA Objectives. However, the site includes areas of BAP deciduous woodland habitat, and a site of uncertain importance for wading birds. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site, as stipulated by the development brief. It will be necessary to ensure that activities within the site do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with nearby SPA/Ramsar, either on site or in the local area.

**4. HRA Screening**

Table 2 sets out the HRA screening assessment for the new sites being consulted on. It shows that no likely significant effects are predicted as a result of the allocations at:

- ▶ Employment Site E3: Kites Croft
- ▶ Employment Site E4: Midpoint 27, Cartwright Drive

*Table 2: HRA Screening Assessment for New Employment and Residential Sites*

	SAC				SPA				Ramsar					
	Butser Hill	Emer Bog	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest
<b>Fareham Borough Development Sites and Policies Plan</b>														

E5	Kites Croft	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
B4	Midpoint 27, Cartwright Drive	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
E5	The Walled Garden, Cams Hall	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
-	Fareham College	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4

Employment site E5, the Walled Garden, Cams Hall, is adjacent to an important site for Brent geese and a site of uncertain importance for waders as listed in the *Solent Waders and Brent Goose Strategy*<sup>1</sup>. The proposed Fareham College allocation has an uncertain wader site within its boundary, together with two other uncertain wader sites nearby to the south and west. It will be necessary to ensure that activities within these sites do not lead to increased levels disturbance which could reduce the quality of habitats used by birds associated with SPA/Ramsar sites in the area. The risk of likely significant effects on the European sites cannot therefore be ruled out at the present stage, especially when considered in combination with other proposed allocations, and other plans and projects.

### 5. Next Steps

The newly proposed allocations for employment and residential development will be included in future assessment stages for both SA/SEA and HRA once the current consultation has concluded. Any comments made on these assessment findings will be considered during the next assessment stages, which are due to be carried out later this year.

<sup>1</sup> King, D. (2010) Solent Waders and Brent Goose Strategy 2010. Hampshire and Isle of Wight Wildlife Trust.