

REP NO: DREP400

Fareham Local Plan Part 2: Development sites and polices – issues and questions Issue number 4: employment (including development site briefs) (DSP17 – DSP19)

Responses to Inspectors Questions by Chris Corcoran, Southern Planning Practice on behalf of Mrs Sibley and Family and others.

Appendix contents page

Appendix 1 (a)	Sustainability Appraisal - Proposal: DSP18 & E(new): Land NE of A27 Southampton Road: up to 5.5ha site with capacity for c.23500 sq.m B1, B2, B8 employment or other leisure or commercial use	Page 2
Appendix 1 (b)	Sustainability: Summary of Impacts of Phases 1 & 2 - Fareham Borough Development Sites and Policies Plan	Page 4
Appendix 1 (c)	Sustainability Appraisal - Employment Site – N & E of A27 (Southampton Road)	Page 4
Appendix 1 (d)	Proposal Plan	Page 5
Appendix 1 (e)	Land Use – Existing Plan	Page 6

## Appendix 1 (a) Sustainability Appraisal

**Proposal: DSP18 & E(new): Land NE of A27 Southampton Road: up to 5.5ha site with capacity for c.23500 sq.m B1, B2, B8 employment or other leisure or commercial use**

SA	Objective	Description of effect	Mitigation / supporting comments
1	To provide good quality and sustainable housing for all	None – the proposal has no residential element	n/a
2	To conserve and enhance built and cultural heritage	None – site is undeveloped and does not feature any known heritage assets (e.g. listed building, conservation area, scheduled monument).	Scope to improve appearance of urban landscape in prominent location
3	To conserve and enhance the character of the landscape	Site is former strawberry fields on level ground now grass with hedging and trees subject to TPO on rear boundary. Land performs no clear landscape function. No trees would be lost. Site is greenfield.	Scope to improve appearance of urban landscape in prominent location. Maintain TPO trees and boundary hedges otherwise no constraints
4	To promote accessibility and encourage travel by sustainable means	Site is close to A27 and bus routes. Swanwick station is 1km.	Opportunities to enhance walking / cycling access to Swanwick station should be maximised. A Travel Plan would help to maximise use of sustainable modes.
5	To minimise carbon emissions and promote adaptation to climate change	Operational use is unknown at present but unlikely to significantly increase carbon emissions. Site not subject to flood risk and is generally neutral in relation to adaptation.	Design should consider use of renewable energy (e.g. solar thermal / PV, micro wind, ground source heat, etc).
6	To minimise air, water, light and noise pollution	Operational use is unknown at present but unlikely to significantly increase air, water, light and noise pollution.	Existing levels of urban disturbance are already high, little extra impact.

SA	Objective	Description of effect	Mitigation / supporting comments
7	To conserve and enhance biodiversity	The site adjoins a designated SINC (xx) with further related SINC being present off site to the South West. Low level of biodiversity likely.	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to avoid impact on adjoining SINC.
8	To conserve and manage natural resources (water, land, minerals, agricultural land and materials)	Employment use will lead to loss of Grade 3 Agricultural Land. Development will be expected to meet BREEAM 'Excellent' standards which will help to minimise use of resources during construction / operation.	No mitigation possible. No active agricultural use. BREEAM requirements and development management policies should adequately address resource issues.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough.	Construction phase will provide local and accessible employment opportunities. Development is expected to meet a considerable proportion of the borough's B1 needs for the plan period and is accessibly located.	Proposals should be encouraged to incorporate business incubator facilities and provide opportunities that match with the borough's skill and strengths (e.g. aerospace, marine, defence, food, transport and logistics)
10	To create vital and viable new centres which complement existing centres	Site is within the urban area and will contribute to the vitality of centres.	n/a
11	To create a healthy and safe community	None – the proposal has no health, sports, recreation, education, leisure, community or cultural elements.	n/a

## Appendix 1 (b)

### Sustainability: Summary of Impacts of Phases 1 & 2

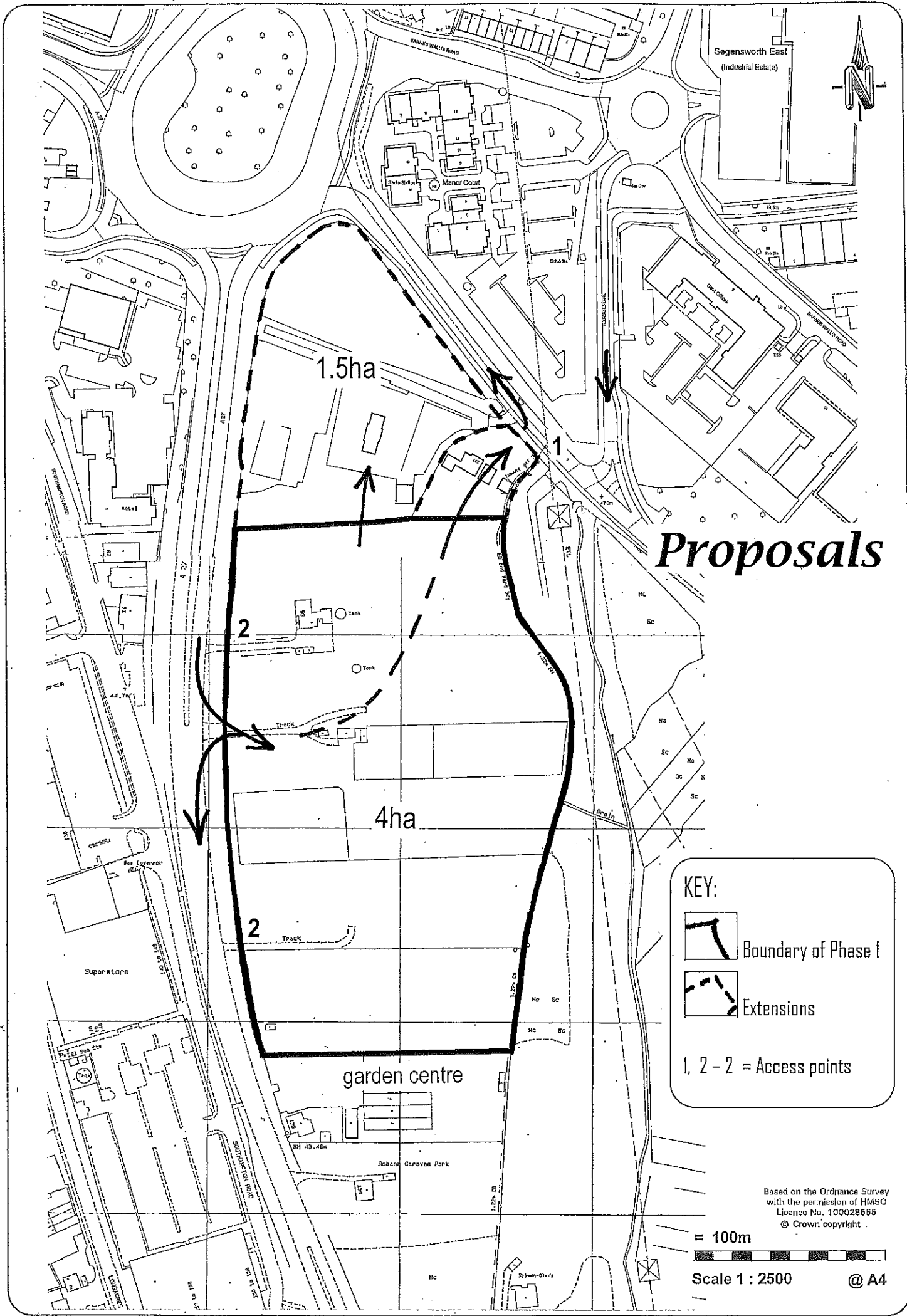
#### Fareham Borough Development Sites and Policies Plan

ID	Site Allocations	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
22	Land N & E of A27 Southampton Road Phases 1 & 2	0	+	+	+	0	0	0	-	++	0	0

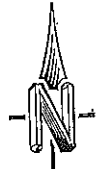
## Appendix 1 (c) Sustainability Appraisal

### Employment Site – N & E of A27 (Southampton Road)

Closest European site(s) and other environmental constraints within approx. 250m	
5.4.A	<ul style="list-style-type: none"> <li>• Site is within Grade 3 agricultural land</li> <li>• Sylvania Glade SINC (adjacent to the north and east (FP/xx and xx))</li> <li>• Solent and Southampton Water SPA/Ramsar/SSSI (c.2500m south-west)</li> <li>• TPO (oak trees) along NE boundary</li> </ul>
5.4.B	A 5.5 ha site on the edge of the urban area which is currently greenfield. The proposed use is employment. The proposal has mainly positive or neutral impacts on the SA Objectives. However, negative effects are predicted in relation to one of the SA Objectives. (SA.8)
5.4.C	Objective 7 – The site is adjacent to SINC's (FA xx) which includes an area of ancient woodland and damaged and impoverished grassland. These will require consideration during the design process, informed by ecological surveys to establish which (if any) protected species may be using the site.
5.4.C	Objective 8 – The loss of medium quality agricultural land represents a loss of natural resources. However, the site is surrounded by roads and intensive urban land uses and is effectively within the urban area. It would be challenging to achieve productive uses in a meaningful way.



Segensworth East  
(Industrial Estate)



1.5ha

2

4ha

2

garden centre

# Proposals

KEY:



Boundary of Phase 1



Extensions

1, 2 - 2 = Access points

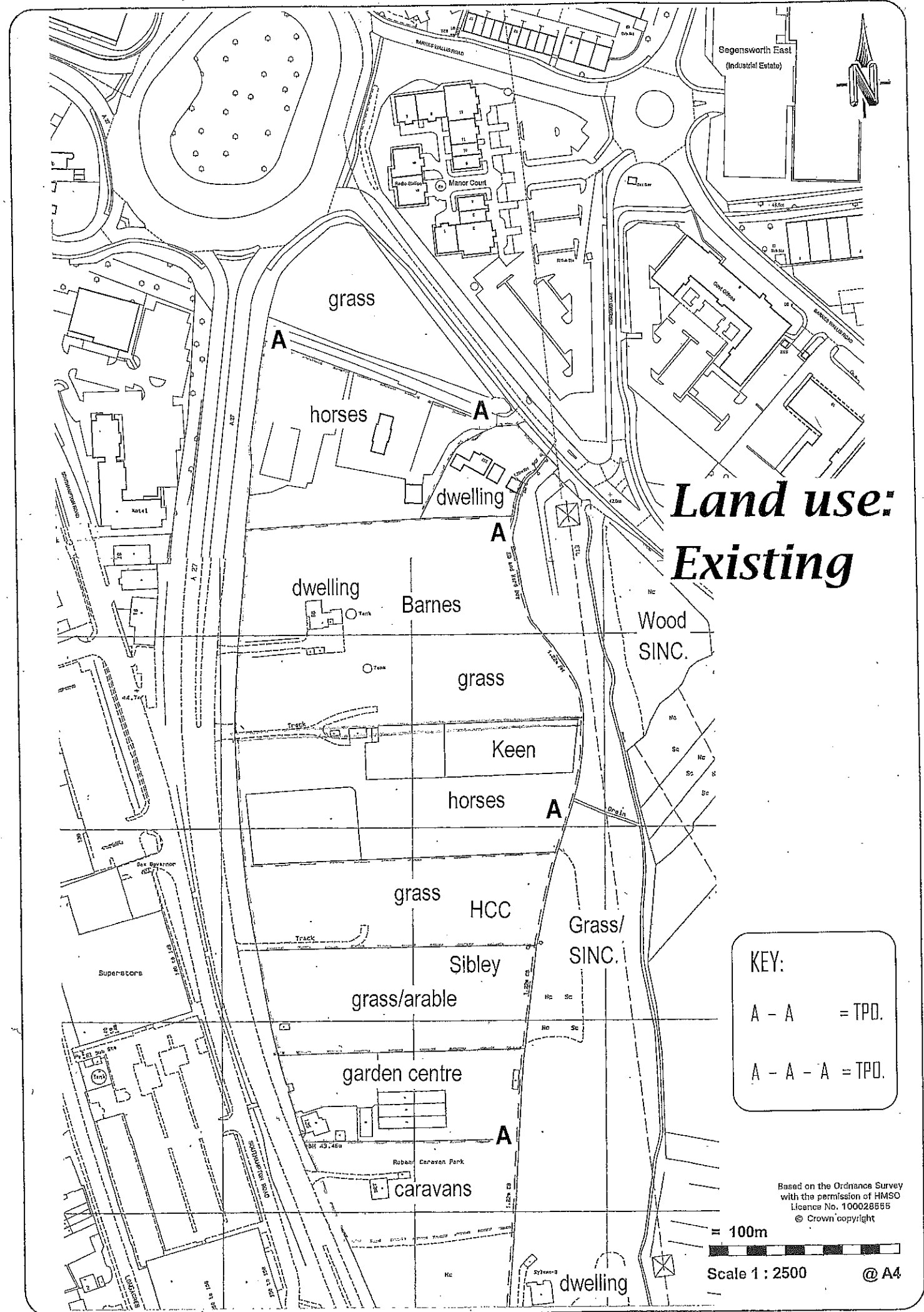
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= 100m



Scale 1 : 2500

@ A4



# Land use: Existing

**KEY:**

A - A = TPD.

A - A - A = TPD.

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100m

Scale 1 : 2500 @ A4