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# **Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037**

**Sustainability Report for the  
Revised Publication Local Plan**

**May 2021**

# Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2037

Sustainability Report for the Revised Publication Local Plan

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# Abbreviations

ALC	Agricultural Land Classification
AQMA	Air Quality Management Area
BMV	Best and Most Versatile (agricultural land)
BOA	Biodiversity Opportunity Areas
BRT	Bus Rapid Transit
CCMA	Coastal Change Management Area
CEMP	Construction Environmental Management Plan
CHP	Combined Heat and Power
DAM	Detailed Assessment Matrix
Dpa	Dwellings per annum
Dph	Dwellings per hectare
DSP	Development Sites and Policies
EclA	Ecological Impact Assessment
EIA	Environmental Impact Assessment
GIS	Geographic Information Systems
HLA	High Level Assessment
HRA	Habitats Regulations Assessment
LCA	Landscape Character Assessment
LLCA	Local Landscape Character Area
LVIA	Landscape and Visual Impact Assessments
NO <sub>2</sub>	Nitrogen dioxide
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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OAHN(u) Objectively Assessed Housing Need Update

PPP	Policies, plans or programmes
PUSH	Partnership for Urban South Hampshire
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SINC	Site of Importance for Nature Conservation
SPS	Spatial Position Statement
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest



# 0 Non-Technical Summary

## 0.1 About Sustainability Appraisal

0.1.1 A Sustainability Appraisal (SA) is being carried out alongside development of the Fareham Borough Local Plan 2037.

0.1.2 Local Planning Authorities such as Fareham Borough Council use SA to assess plans against a set of sustainability objectives developed in consultation with local stakeholders and communities. This assessment helps the Council to identify the relative environmental, social and economic performance of possible strategic, policy and site options, and to evaluate which of these may be more sustainable.

0.1.3 SA is a statutory process incorporating the requirements of the ~~European Union~~ Strategic Environmental Assessment ~~Directive~~ Regulations.

## 0.2 About the Fareham Borough Local Plan 2037

0.2.1 The Local Plan will set the planning strategy for the Borough and address emerging housing and employment needs for a period of 16 years from 2021 to 2037. The Welborne Plan will not be replaced by the 2037 Plan, but together with the new Local Plan will form the new Development Plan for the Borough. The ~~Publication and~~

~~Revised Publication Local~~ ~~Publication~~ Plan sets out proposed strategic and development management policies, development allocations and actions to meet the environmental, social and economic challenges facing the borough. When adopted the Local Plan will provide a strategy for the distribution, scale and form of development and supporting infrastructure, a set of proposals to deliver the strategy, policies against which to assess planning applications, and proposals for monitoring the success of the plan.

## 0.3 Purpose and Context of the Sustainability Report

0.3.1 The purpose of this Sustainability Report is to:

- ▶ Identify, describe and evaluate the likely significant effects of the Local Plan and its reasonable alternatives; and
- ▶ Provide an opportunity for statutory consultees, interested parties and the public to offer views on any aspect of the SA process which has been carried out to date.

0.3.2 The Sustainability Report contains:

- ▶ An outline of the contents and main objectives of the Local Plan and its relationship with other plans, programmes and strategies;
- ▶ Relevant aspects of the current state of the environment and key sustainability issues for the Borough;
- ▶ The SA Framework against which the Local Plan has been assessed;

- ▶ An appraisal of alternative strategic directions that the Local Plan could reasonably take;
- ▶ An assessment of alternative options for meeting Local Plan strategy;
- ▶ An explanation of the likely significant effects of the [Publication and Revised Publication Local Publication](#) Plan in sustainability terms;
- ▶ The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects which may arise as a result of the Local Plan;
- ▶ A description of the measures envisaged concerning monitoring; and
- ▶ The next steps for the SA.

#### **0.4 The Sustainability Appraisal Scoping Stage**

0.4.1 An SA Scoping Report was prepared and submitted to stakeholders for consultation in February 2016. This set out the intended scope and level of detail to be included in the Sustainability Report and included a plan, programme and strategy review, an evidence base for the assessment, key issues and environmental challenges to address, and an SA Framework of appraisal objectives against which the Local Plan could be assessed. Following consultation on the Scoping Report, the information presented in the document was updated to take account of the responses received.

0.4.2 The baseline section of the Scoping Report, which sets out relevant aspects of the current state of the environment and key sustainability issues for the Borough, was updated in late 2019. It was agreed with statutory bodies that the updates were not so significant as to warrant a further round of scoping consultation; however the updated baseline was included as part of the consultation on the Supplement to the Draft Plan which took place between 13 January and 1 March 2020. This provided an opportunity for stakeholders to comment on the updated information.

#### **0.5 Assessment of Alternative Options**

0.5.1 Following the scoping stage in 2016, the SA team undertook assessments of a large number of potential site allocations against the SA Framework. A long list of 266 developable sites were considered as possible candidates for future development. This long list of sites was subject to two kinds of assessment.

0.5.2 Firstly each site was assessed against a range of spatial constraints data to ensure consistency in approach between the assessment of individual sites and robustness in site selection. Each site was examined according to its relative accessibility, previous uses and potential for contamination, landscape or ecological impact, loss of agricultural land, flood risk, and proximity to sources of, or sensitive receptors to pollution. A range of designated features were also addressed, including nearby heritage assets, important landscapes and nature conservation sites. Secondly, a high level assessment was made of each site's relative sustainability performance against

the SA Objectives. High level assessments were also carried out for the emerging strategic alternatives and policies for the Local Plan.

## 0.6 Appraisal of Strategic Alternatives

0.6.1 Informed by the site assessment results, eleven strategic alternatives for a residential development strategy were put forward by the Council in 2017, formed of three main options each with a series of sub-options. The SA team undertook an assessment of these strategic alternatives. The following bullets summarise those strategic alternatives which were considered to be reasonable, and which were therefore subject to appraisal in the following chapters:

- ▶ Option 1 is based on a Welborne delivery trajectory that delivers approximately 5,000 homes by 2037. This scenario relies on land ownership agreements occurring naturally, without the need for Compulsory Purchase, and on delivery starting as soon as a permission is granted. This option delivers approximately 1,000 houses more at Welborne over the plan period, than Options 2 or 3. There were two variants to Option 1, both of which included a range of brownfield and greenfield development allocations, the main difference being in the amount of greenfield development at Portchester and the site at Cranleigh Road in particular. Option 1A included the site at Cranleigh Road whilst Option 1B did not;
- ▶ Option 2 is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2037. This allows for a more realistic delivery scenario which is most likely to happen

on balance of probability, given the evidence at the time. This option delivers approximately 1,000 houses fewer at Welborne over the plan period than Option 1. There were six variants to Option 2, including a wide range of brownfield and greenfield development options. The key differences between the six variants entailed the inclusion of: the Romsey Avenue site for Option 2A, a number of small sites close to Swanwick station for Option 2B, a range of sites at Wallington for Option 2C, a spread of urban fringe sites across the Borough for Option 2D, both Romsey Avenue and a selection of 'early deliverable' urban fringe sites for Option 2E, and an alternative selection of 'early deliverable' sites for Option 2F ; and

- ▶ Option 3 is also based a Welborne delivery trajectory that delivers approximately 4,000 homes by 2037. There were three variants to Option 3, which included a number of brownfield and greenfield development options, but none of them included the Cranleigh Road site in Portchester. Option 3A included a range of sites at Wallington, whilst Option 3B met the same housing need through the inclusion of a spread of urban fringe sites across the Borough.

0.6.2 The findings of the assessment of strategic alternatives subsequently informed and influenced the development of early drafts of the Local Plan.

0.6.3 The Council used the initial site assessments and appraisal of strategic alternatives to select the preferred development strategy and proposed allocations for future development. Option 2F was

selected as the preferred residential strategy at the Draft Plan stage because:

- ▶ it maximises development in the urban area, focusing particularly on Fareham Town Centre;
- ▶ it focuses on larger housing sites;
- ▶ it includes sites that have lower landscape sensitivity;
- ▶ it provides a mix of site uses; and
- ▶ it includes urban extension sites that provide a logical extension to the existing urban area.

0.6.4 In 2018 changes to national planning policy significantly increased the number of homes required in Fareham Borough through the introduction of the standard methodology for calculating housing need. Therefore eight areas for additional growth were put forward by the Council in 2019 and were assessed by the SA team. The results of this assessment were presented in an Interim SA Report in January 2020.

0.6.5 Three areas were selected by the Council which were consistent with the preferred residential strategy 2F, focusing on areas with potential for larger development sites and which provided a logical extension to the existing urban area.

0.6.6 In August 2020, the Government published a consultation proposing further changes to national planning policy which would see the Borough's annual housing requirement reduce. As a result the Council ~~has~~ re-evaluated the scale of housing growth required for the Local Plan and decreased the number of housing allocations,

removing those which performed more poorly in sustainability terms. ~~The final development strategy is set out in the Publication Plan.~~

~~0.6.6~~0.6.7 However, in December 2020 the Government reinstated the previous method for calculating housing need which resulted in the Borough's annual housing requirement increasing again. The Revised Publication Local Plan provides a means of consulting on the site allocations which have been selected to meet the increased requirement.

## **0.7 Likely Significant Effects of the Publication Local Plan**

0.7.1 The preferred development strategy was then taken forward for more detailed assessment, together with the allocations and policies for the Local Plan.

0.7.2 A summary of the potential effects of the Publication and Revised Publication Local ~~Publication~~ Plan, presented by SA Objective, is given at Chapter 6 of the main report. Overall, significant long-term positive sustainability effects are predicted to result from the Local Plan, particularly in relation to provision of housing, accessible travel, economy and jobs, and the vitality and viability of centres. Nevertheless, significant negative or mixed effects are also predicted, especially in relation to biodiversity, air, soil and water resources, heritage assets, landscape character, and natural resources, although many of these impacts have been minimised through the development strategy and are capable of being mitigated.

## 0.8 Recommendations

0.8.1 Whilst the Publication and Revised Publication Local Plan brings a range of positive sustainability effects, a number of recommendations were proposed to help minimise negative impacts and maximise the sustainability performance of the plan. These are summarised at section 7.1 of the main report.

## 0.9 Monitoring

0.9.1 The Sustainability Report provides a proposed monitoring framework to measure the Local Plan's implementation in relation to aspects of the environmental, social and economic baseline which are assessed as likely to be significantly affected, or where opportunities for an improvement in sustainability performance may arise. Monitoring for the SA will be aligned with or incorporated within monitoring that is scheduled for the plan itself, both to avoid duplication and ensure that appropriate remedial action can be taken. Monitoring measures are listed at section 7.3 of the main report.

## 0.10 Next Steps

0.10.1 Following a period of public comment, the Revised Publication Local Publication Plan, its Sustainability Report, wider evidence base, and representations will be submitted for Examination in Public. Modifications to the Local Plan may be made in response to examination, and any significant changes to the plan will be subject to additional appraisal in a revised SA report or addendum.

## 0.11 Consultation Arrangements

0.11.1 The Sustainability Report is being made available for public comment as part of a period of representations on the Revised Publication Local Plan in summer 2021 and can be viewed at:

<http://www.fareham.gov.uk/planning/farehamlocalplanreview.aspx>

0.11.2 Alternatively hard copies can be viewed at:

**Planning Strategy  
Fareham Borough Council  
Civic Offices, Civic Way, Fareham,  
Hampshire PO16 7AZ**

0.11.3 Representations should be sent to:

**Planning Strategy  
Fareham Borough Council  
Civic Offices, Civic Way, Fareham,  
Hampshire PO16 7AZ  
[planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)**

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# 1 Introduction

## 1.1 Purpose of this Report

- 1.1.1 This Sustainability Report has been prepared for Fareham Borough Council as part of the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process for the Fareham Borough Local Plan 2037.
- 1.1.2 The Sustainability Report has been produced in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004 (henceforth referred to as the SEA Regulations). It incorporates the Environmental Report which is required in accordance with the SEA Regulations ~~EU Directive 2001/42/EC on Environmental Assessment of Plans and Programmes (the SEA Directive)~~.
- 1.1.3 The report presents an appraisal of the Revised Publication Local Plan which has been prepared in accordance with Regulation 19 of the 2012 Regulations, and forms part of the evidence base upon which the plan is based.

## 1.2 The Fareham Borough Local Plan 2037

- 1.2.1 Currently the development plan for Fareham Borough is comprised of the following documents:
- ▶ Local Plan Part 1: Core Strategy (adopted August 2011);
  - ▶ Local Plan Part 2: Development Sites and Policies (DSP) Plan (adopted June 2015);
  - ▶ Local Plan Part 3: The Welborne Plan (adopted June 2015); and
  - ▶ Hampshire Minerals and Waste Plan (adopted October 2013).
- 1.2.2 The new Local Plan will set the planning strategy for the Borough and address emerging housing and employment needs for a period of 16 years from 2021 to 2037. The Welborne Plan will not be replaced by the 2037 Plan, but together with the new Local Plan will form the new Development Plan for the Borough. The Revised Publication Local ~~Publication~~ Plan sets out proposed strategic and development management policies, development allocations and actions to meet the environmental, social and economic challenges facing the Borough. When adopted the Local Plan will provide a strategy for the distribution, scale and form of development and supporting infrastructure, a set of proposals to deliver the strategy, policies against which to assess planning applications, and proposals for monitoring the success of the plan.
- 1.2.3 The spatial development strategy proposed by the Revised Publication Local Plan includes:
- ▶ Provision for 10,594 ~~8,389~~ new dwellings and 121,964 ~~104,000~~ m<sup>2</sup> of new employment floorspace;

- ▶ The strategic employment site at Daedalus to support the Enterprise Zone and deliver an additional 77,9200m<sup>2</sup> over and above that already planned;
- ▶ Strategic opportunities at Fareham Town Centre that contribute to the delivery of at least ~~380-620~~ dwellings as part of a wider regeneration strategy; and
- ▶ Development allocations on previously developed land where available, and on greenfield land around the edges of existing urban areas in order to meet remaining housing and employment needs, but otherwise managing appropriate levels of development outside of urban areas.

1.2.4 A Draft version of the new Local Plan was published for Regulation 18 consultation between 25 October and 8 December 2017. The Draft Plan was accompanied by an earlier version of this Sustainability Report which formed part of the Draft Plan evidence base. In 2018, the Government published changes to the National Planning Policy Framework (NPPF), which significantly increased the number of homes required in Fareham Borough due to the introduction of the standard methodology for calculating housing need. The Draft Local Plan which FBC consulted on in 2017 would not meet the new requirement hence triggering the need for a new Local Plan. The Council undertook an Issues and Options consultation in summer 2019 presenting eight broad areas for further growth for stakeholder comment.

1.2.5 A Supplement to the Draft Local Plan was subsequently published for Regulation 18 consultation between the 13 January and 1 March 2020, setting out a revised Development Strategy to accommodate the additional housing requirement for Fareham Borough. This Supplement to the Draft Plan was accompanied by an Interim Sustainability Report<sup>1</sup> which provided an assessment of the additional policies and site allocations included in the Regulation 18 Supplement consultation document which were not assessed in the 2017 Sustainability Report, as well as a high level assessment of eight potential areas for growth as presented in the 2019 Issues and Options consultation, which form reasonable alternatives to the Plan as proposed.

1.2.6 In August 2020 the Government announced a new technical consultation<sup>2</sup> proposing further changes to the way housing need is calculated. These changes would reduce the Borough's annual housing requirement. The [SA report accompanying the Publication Plan development strategy assessed in this SA report takes](#)~~took~~ account of this reduced overall housing need for the plan period.

1.2.7 [On the 16 December 2020, two days before the consultation on the Publication Plan closed, the Government confirmed that for Fareham, the use of the existing standard methodology is to continue. As a result, the Borough's annual housing need has increased again from the development strategy set out in the Publication Plan. This new housing requirement warranted a re-evaluation of the scale of housing growth required for the Local Plan. The Revised](#)

<sup>1</sup> UEEC (2020): *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan 2036 – Interim Sustainability Report, January 2020.*

<sup>2</sup> Ministry of Housing, Communities and Local Government (August 2020): *Changes to the current planning system: Consultation on changes to planning policy and regulations.*



[Publication Local Plan sets out those additional sites being proposed to meet the higher housing requirement. This SA report provides an assessment of the Local Plan including those additional sites. Changes from the Publication Plan SA report which relate to changes in plan policy are shown as tracked changes.](#)

[4.2.61.2.8](#) Box 1 sets out the key facts relating to the Fareham Borough Local Plan 2037.

#### Box 1: Fareham Borough Local Plan 2037 – Key Facts

<b>Name of Responsible Authority:</b>	Fareham Borough Council
<b>Title of programme:</b>	Fareham Borough Local Plan 2037
<b>What prompted the plan (e.g. legislative, regulatory or administrative provision):</b>	It is a Local Development Document prepared in accordance with the Planning and Compulsory Purchase Act 2004 and The Town and Country Planning (Local Planning) (England) Regulations 2012
<b>Subject (e.g. transport):</b>	Spatial development planning
<b>Period covered:</b>	2021 to 2037
<b>Frequency of updates:</b>	As needed to maintain currency and relevance
<b>Area covered:</b>	The administrative area of Fareham Borough
<b>Purpose and scope of the plan:</b>	<ul style="list-style-type: none"><li>▪ Establishes the strategic spatial strategy</li><li>▪ Allocates sites to meet the Borough’s development needs between 2021 and 2037</li><li>▪ Sets development management policies against which individual proposals can be assessed</li></ul>
<b>Contact point:</b>	Planning Strategy Fareham Borough Council Civic Offices, Civic Way, Fareham, Hampshire PO16 7AZ Telephone: 01329 236100 Email: <a href="mailto:planningpolicy@fareham.gov.uk">planningpolicy@fareham.gov.uk</a>

### 1.3 The Study Area

1.3.1 Fareham Borough is a coastal area lying between the two cities of Portsmouth and Southampton on the south coast of Hampshire. It covers an area of over 77 square kilometres, being 13 kilometres long from east to west and has a population of approximately 116,300<sup>3</sup> living in approximately 44,700 households<sup>4</sup>. Whilst over half of the land area is still rural, the Borough is mainly urban in character consisting of a number of sizeable settlements which are located close to each other. In an area of high development pressure, there is a risk of further settlement coalescence. The majority of the population reside within Fareham which is the largest town with a population of around 42,200. The western ward settlements (Sarisbury, Locks Heath, Park Gate, Swanwick, Warsash and Titchfield Common) together are a similar size to Fareham (34,000 population), whilst Portchester in the east of the Borough has a population

<sup>3</sup> NOMIS (2020): [Labour Market Profile – Fareham \(Total Population 2018\)](#). Accessed online [25/02/2020].

<sup>4</sup> ONS (2020): [Estimated number of households by local authorities of England, 2004 to 2016](#). Accessed online [25/02/2020].

of 7,000 people<sup>5</sup>. Other key settlements include Whiteley, Titchfield and Stubbington. There are five main local areas within the Borough: Fareham, Portchester, Hill Head / Stubbington, Titchfield and the Western Wards.

- 1.3.2 The Borough is well connected to the M27 motorway, which runs east-west through the north of the Borough giving easy access to Southampton and Portsmouth, the rest of Hampshire and beyond; it does however suffer from heavy congestion, particularly at peak periods. Good rail links exist between Fareham, Portchester and Swanwick, particularly to Portsmouth and Southampton and further afield to Winchester, London and other major centres. The international airport near Southampton and the ferry port at Portsmouth give easy access to continental destinations. Regular passenger and vehicle ferry services also operate from Portsmouth and Southampton to the Isle of Wight.
- 1.3.3 Over 30,000 people (March 2011) commute to jobs outside the Borough and consequently self-containment is low at 52%. Portsmouth is a major destination for out-commuters, which are almost matched in size by the number of in-commuters from Gosport to Fareham. The large flows of commuters in and out of the Borough contribute to traffic congestion in and around Fareham and associated air quality issues.
- 1.3.4 The Borough contains attractive countryside and coastal areas, its boundaries being defined by the river Hamble, the Solent and Portsmouth Harbour. For a Borough of its size, there is an extensive variety of semi-natural landscapes including chalk downland, coastal saltmarsh and mudflats, grasslands, wetlands and ancient woodlands. The rich biodiversity of the area results in large parts of the coast from BurrIDGE on the River Hamble, to Hill Head and Portsmouth Harbour being of international nature conservation value, whilst nationally important Sites of Special Scientific Interest (SSSI) are located at Portsdown Hill and in the estuaries of the Upper Hamble and Fareham Lake.
- 1.3.5 The Borough has a rich cultural heritage as represented by the range of protected historic features, which extends to 432 listed buildings, 13 conservation areas, five scheduled monuments and one protected wreck. Particular features of interest include the grade I listed and scheduled monument of Portchester Castle, the scheduled monuments of Titchfield Abbey and the WWI heavy anti-aircraft gunsite at Monument Farm, and the wreck of the Grace Dieu, the largest of Henry V's 'great ships' and probably one of the largest clinker vessels ever built.
- 1.3.6 Approximately 60% of the Borough is rural and it benefits from an overall surplus of open space, although there is a varying shortfall in certain types of open space from settlement to settlement. The Borough's coastal location results in parts of it being subject to periodic tidal flooding, though this is not widespread. The Borough is crossed by three rivers, the Meon, Hamble and Wallington. Localised flooding is experienced along these, some of which is also tidal.

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<sup>5</sup> Neighbourhood Statistics: [Key Figures for People and Society: Population and Migration](#). Accessed online [6/1/16] – statistics no longer available in 2020 to update

## 1.4 Sub-regional Context

- 1.4.1 Fareham Borough is a member of the Partnership for South Hampshire (PFSH) and as such the Council is an active participant in strategic sub-regional planning both at the Member and Officer level. Further to the publication of the South Hampshire Strategic Housing Market Assessment (SHMA; GL Hearn, 2014) and Objectively Assessed Housing Need Update (OAHN(u); GL Hearn, 2016), the PFSH Spatial Position Statement (SPS; 2016) sets out the overall need for and distribution of development in South Hampshire to 2034. The SPS also considers environmental constraints and impacts, economic development and employment analysis, along with infrastructure capacity and consideration of what new infrastructure might be needed across South Hampshire.
- 1.4.2 The SPS forms a significant part of the statutory duty to co-operate with neighbouring authorities on planning issues with cross-boundary impacts which the Localism Act places on all local authorities. It sets overall development targets for Fareham Borough of 10,460 dwellings and 119,000m<sup>2</sup> employment floorspace between 2011 and 2034. However, in light of the introduction of the new standard methodology for the assessment of housing needs in the 2018 NPPF, PFSH is currently undertaking a review of the 2016 SPS with a view to producing a new Joint Strategy to meet current development needs. ~~This is likely to alter the development targets for Fareham Borough.~~
- ~~1.4.3 In planning for development over the period to 2037, the Publication Plan strategic housing provision of 8,389 exceeds 2016 OAHN(u) by 15%, while its strategic employment provision for 104,000m<sup>2</sup> exceeds the 2016 PFSH target by 25%.~~

## 1.5 Sustainable Development

- 1.5.1 The UK's sustainable development agenda is shaped by the Sustainable Development Strategy, *Securing the Future* (March, 2005) and in planning terms by the National Planning Policy Framework, which replaced previous national planning policy (Planning Policy Statements and Planning Policy Guidance notes) in March 2012. The NPPF has subsequently been updated in 2018 and again in 2019. The NPPF includes a presumption in favour of sustainable development, which it goes on to interpret in a planning context with reference to the Sustainable Development Strategy.

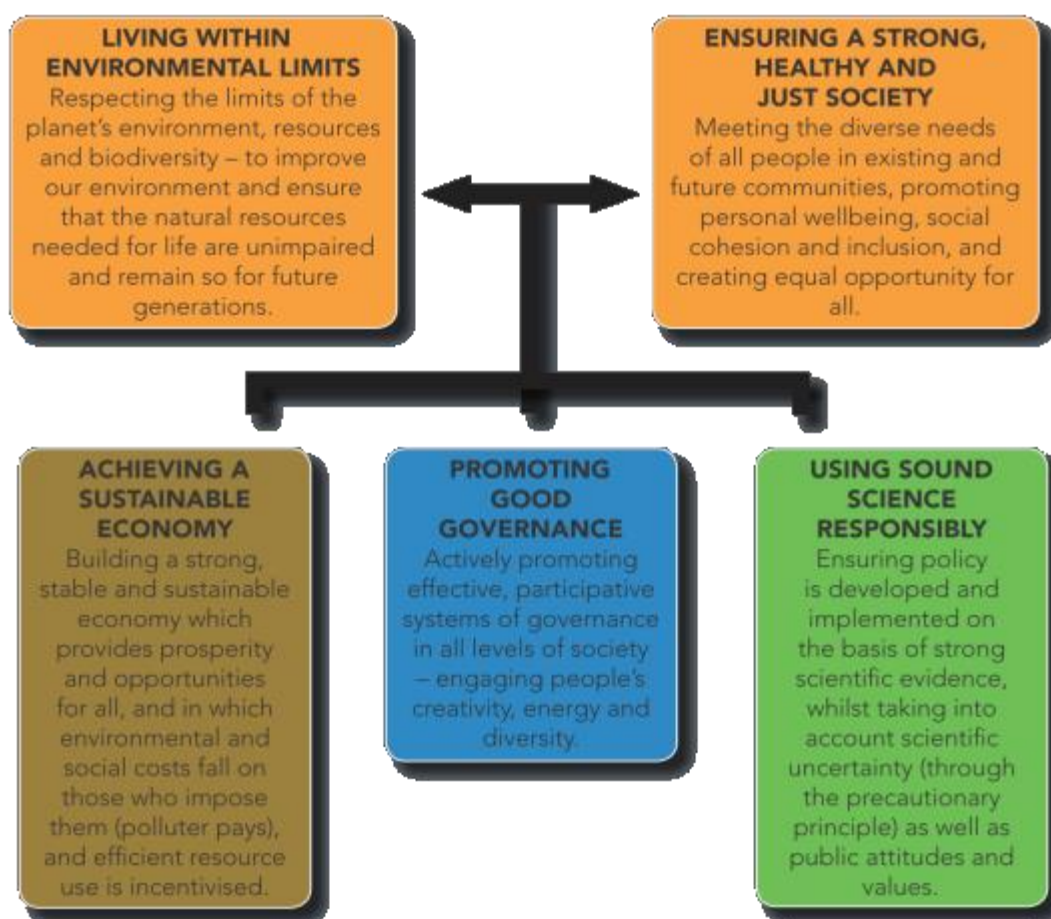
### ***The UK Sustainable Development Strategy***

- 1.5.2 *Securing the Future* (2005) suggests that for a policy to be sustainable, it must respect all five of the principles set out in Figure 1.1. The strategy also recognises that some policies, while underpinned by all five principles, will place more emphasis on certain principles than others. The strategy states that “we want to achieve our goals of living within environmental limits and a just society, and we will do it by means of a sustainable economy, good governance, and sound science” (*Securing the Future*, 2005). It states that the five guiding principles are promoted through four shared priorities:

***“Sustainable Consumption and Production – Sustainable consumption and production is about achieving more with less. This means not only looking at how goods and services are***

produced, but also the impacts of products and materials across their whole lifecycle and building on people’s awareness of social and environmental concerns. This includes reducing the inefficient use of resources which are a drag on the economy, so helping boost business competitiveness and to break the link between economic growth and environmental degradation.

**“Climate Change and Energy** – The effects of a changing climate can already be seen. Temperatures and sea levels are rising, ice and snow cover are declining, and the consequences could be catastrophic for the natural world and society. Scientific evidence points to the release of greenhouse gases, such as carbon dioxide and methane, into the atmosphere by human activity as the primary cause of climatic change. We will seek to secure a profound change in the way we generate and use energy, and in other activities that release these gases. At the same time we must prepare for the climate change that cannot now be avoided. We must set a good example and will encourage others to follow it.



**Figure 1.1: The five guiding principles of the UK Sustainable Development Strategy**

**“Natural Resource Protection and Environmental Enhancement** – Natural resources are vital to our existence and that of communities throughout the world. We need a better understanding of environmental limits, environmental enhancement and recovery where the environment is

*most degraded to ensure a decent environment for everyone, and a more integrated policy framework.*

**“Sustainable Communities** – *Our aim is to create sustainable communities that embody the principles of sustainable development at the local level. This will involve working to give communities more power in the decisions that affect them and working in partnership at the right level to get things done. The UK uses the same principles of engagement, partnership, and programmes of aid in order to tackle poverty and environmental degradation and to ensure good governance in overseas communities. These priorities for action within the UK will also help to shape the way the UK works internationally, in ensuring that our objectives and activities are aligned with international goals.”*

- 1.5.3 The SA for the Fareham Borough Local Plan 2037 incorporates these key principles at the heart of the assessment process.

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## 2 Methodology

### 2.1 Integrated Sustainability Appraisal

2.1.1 The Local Plan is subject to the following assessments:

- ▶ Sustainability Appraisal; and
- ▶ Strategic Environmental Assessment.

2.1.2 A Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2017 [as amended by The Conservation of Habitats and Species \(Amendment\) \(EU Exit\) Regulations 2019](#)) has also been carried ~~out, but~~ [out but](#) is reported separately.

2.1.3 SEA is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision making. SEA was introduced to the UK through EU Directive 2001/42/EC. In England the Directive was transposed via the Environmental Assessment of Plans and Programmes Regulations 2004, which continue to apply now that the UK has left the European Union.

2.1.4 SA is broader and promotes sustainable development through integration of environmental, social and economic considerations into the plan's preparation. SA is a requirement of the Planning and Compulsory Purchase Act 2004 and applies to local development documents. Integrated SA combines these processes to allow for a single appraisal to be carried out by integrating the requirements of SEA into the SA process. SA should therefore fulfil the requirements for producing an Environmental Report under Schedule 2 of the SEA Regulations (see Appendix A which also includes a compliance checklist).

2.1.5 In the interests of efficiency, following guidelines and the desire to avoid duplication, the two assessment types, SA and SEA, are integrated under the umbrella of SA and are being undertaken simultaneously for the Local Plan. The combined approach is based upon the following principles:

- ▶ SA Objectives are used for appraising potential impacts of plan policies and proposals on various environmental, social and economic components;
- ▶ Baseline and spatial information including environmental, social and economic factors is collected and collated. Predicted effects of plan policies and proposals are evaluated against the baseline and likely evolution thereof in the absence of the plan;
- ▶ Alternative options and preferred options for the plan are appraised using an SA Framework, combined with careful consideration of baseline conditions; and
- ▶ Decision-making criteria are devised for all SA Objectives to assist in monitoring delivery of the plan and any significant effects thereof.

## 2.2 Stages of Sustainability Appraisal

- 2.2.1 Table 2.1 provides a summary of the procedural steps for the appraisal, based on both the *Planning Practice Guidance*<sup>6</sup> and *A Practical Guide to the SEA Directive* (ODPM, 2005a). The steps shaded in blue are the stages addressed in this report. The second column indicates where information about each respective stage can be found in this document.
- 2.2.2 This Sustainability Report has been prepared to accompany the [Revised Publication Local](#) ~~Publication~~ Plan. It presents information on the SA process carried out to date and incorporates an appraisal of reasonable alternatives to the plan as proposed. Chapter 8 discusses the next steps for the SA process.

**Table 2.1: SA stages and those addressed in this report**

<b>Stage A: Setting the context &amp; objectives, establishing the baseline and deciding on the scope</b>	<b>Location in this report</b>
1. Identify other relevant policies, plans, programmes, & sustainability objectives	<b>Section 3.3</b>
2. Collect baseline information	<b>Section 3.4</b>
3. Identify environmental issues and challenges	<b>Section 3.5</b>
4. Develop the Sustainability Appraisal Framework	<b>Section 3.6</b>
5. Consult on the scope of the Sustainability Report	<b>Section 3.2</b>
<b>Stage B: Developing and refining alternatives and assessing effects</b>	
1. Test the Plan objectives against the SA Framework	<b>Section 4.2</b>
2. Develop the Plan options including reasonable alternatives	<b>Sections 4.4–4.7</b>
3. Evaluate the likely effects of the Plan and alternatives	<b>Sections 0 &amp; 6</b>
4. Consider ways of mitigating adverse, and maximising beneficial effects	<b>Section 7.1</b>
5. Propose measures to monitor the significant effects of implementing the Plan	<b>Section 7.3</b>
<b>Stage C: Prepare the Sustainability Report</b>	
Including all requirements of the SEA <del>Directive</del> <a href="#">Regulations</a>	<b>Entire document</b>
<b>Stage D: Seek representations on the Sustainability Report &amp; Plan</b>	
1. Consult the consultation bodies & public on the Plan and Sustainability Report	<b>Section 8</b>
2. Appraise significant changes resulting from representations, amend the Plan	n/a
<b>Stage E: Post-adoption reporting and monitoring</b>	
1. Prepare and publish the Post-Adoption Statement	n/a
2. Monitor the significant effects of implementing the Plan	n/a
3. Respond to adverse effects	n/a

<sup>6</sup> MHCLG (2015): *Planning Practice Guidance: Strategic Environmental Assessment and Sustainability Appraisal Paragraph 013*. Reference ID: [11-013-20140306](#). Updated 31/12/2020. Accessed online [14/04/2021].



## 2.3 Approach to the Assessment

2.3.1 The proposed site allocations, strategic alternatives and policies considered for inclusion in the Local Plan were assessed against the baseline and SA Framework using a four-stage process.

### ***Spatial site assessment (potential site allocations only)***

2.3.2 Each potential site allocation was assessed against a range of spatial constraints data to ensure consistency in approach between the assessment of individual sites and robustness in site selection. Each site was examined according to its relative accessibility, previous uses and potential for contamination, landscape or ecological impact, loss of agricultural land, flood risk, and proximity to sources of, or sensitive receptors to pollution. A range of designated features were also addressed, including nearby heritage assets, important landscapes and nature conservation sites. The assessment was carried out in ArcGIS 10.7 using 53 separate geo-environmental datasets (as listed at the end of the Site Options Assessment report<sup>7</sup>).

### ***High level assessment***

2.3.3 High level assessment was undertaken for potential site allocations, strategic alternatives and policy options. The high level assessment used the review of plans, programmes and policies and baseline data to assess each option against the SA Framework. Findings are presented in matrix format. In the case of potential site allocations, the results of the spatial site assessments were also used to inform the high level assessment of each site option. The main function of the high level assessment was to identify whether or not the long list of sites considered for allocation, the strategic alternatives and the policy options were likely to bring positive, negative or uncertain effects in relation to the SA Objectives.

2.3.4 Proposals were given a score against each SA Objective ranging from Strong Positive, Positive or Neutral, to Negative, Strong Negative or Mixed/Uncertain. This helped identify at a strategic level whether or not the assessment required a more detailed examination or whether satisfactory conclusions could be drawn from the high-level assessment, without the need for further detailed analysis of a particular site or policy option. The high level assessment did not take account of any potential site-specific mitigation measures, as there was uncertainty that these measures could be delivered.

2.3.5 Within this SA, proposals which were taken forward for detailed assessment were those which were appraised as having greater negative than positive effects overall, those with one or more strong negative impacts on at least one SA Objective, or those sites which were greater than 5ha in area. A benefit of this approach was that a wide range of site and policy options could be assessed and compared, and could then be scrutinised in further detail if a significant number of uncertainties or potential negative effects arose.

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<sup>7</sup> UEEC (2019): *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan 2036 – Site Options Assessment, December 2019*. The Site Options Assessment report can be viewed at:  
[https://www.fareham.gov.uk/PDF/planning/local\\_plan/InterimSustainabilityReport2020.pdf](https://www.fareham.gov.uk/PDF/planning/local_plan/InterimSustainabilityReport2020.pdf)

### **Detailed assessment**

- 2.3.6 Where potential negative effects or uncertainties were identified through the high level assessment in association with a particular policy, option or site, a secondary level of assessment was undertaken to examine the proposal in more detail. This process used Detailed Assessment Matrices to scrutinise potential negative or uncertain effects identified by the high level assessment.
- 2.3.7 Detailed Assessment Matrices addressed the range of criteria identified in [Annex II Schedule 1](#) of the SEA [Directive Regulations](#) when determining the likely (positive or negative) significance of effects (Box 2 below), providing a greater level of detail than the high level assessment stage. Detailed Assessment Matrices thus include information relating to:
- ▶ A description of the predicted effect;
  - ▶ The duration of the effect: whether the effect is long, medium or short term;
  - ▶ The frequency of the effect: whether it will be intermittent or ongoing;
  - ▶ Whether the effect is temporary or permanent;
  - ▶ The geographic importance of the receptor: local, sub/regional, national or international;
  - ▶ The magnitude of effect;
  - ▶ The scale of significance;
  - ▶ Whether mitigation is required/possible to reduce the effect; and
  - ▶ Suggestions for mitigating the effect, or potential improvements to the proposals.

#### **Box 2: Criteria for the assessment of significant effects**

Criteria for determining the likely significance of effects referred to in [Article 3\(5\) Regulation 12](#) of the SEA [Directive Regulations](#)

The characteristics of plans and programmes, having regard, in particular, to

- a. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- b. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- c. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- d. environmental problems relevant to the plan or programme;
- e. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- a. the probability, duration, frequency and reversibility of the effects;
- b. the cumulative nature of the effects;
- c. the transboundary nature of the effects;
- d. the risks to human health or the environment (e.g. due to accidents);
- e. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- f. the value and vulnerability of the area likely to be affected due to:

special natural characteristics or cultural heritage;  
 exceeded environmental quality standards or limit values;  
 intensive land-use;  
 the effects on areas or landscapes which have a recognised national, Community or international protection status.

2.3.8 The Detailed Assessment Matrices propose potential mitigation measures to limit predicted adverse effects where they arise. At a strategic level it is often difficult to assess significant effects in the absence of widespread data. Instead, orders of magnitude are used, based on the geographic importance of the receptor and impact magnitude. Table 2.2 illustrates this order of magnitude for positive and negative effects.

**Cumulative effects assessment**

2.3.9 As required by the SEA Regulations, cumulative, synergistic and indirect effects are identified and evaluated during the assessment. An explanation of these is as follows:

- ▶ Indirect effects are effects that are not a direct result of the plan, but occur away from the original action or as a result of a complex pathway;
- ▶ Cumulative effects arise where several developments each have insignificant effects but together have a significant effect, or where several individual effects of the plan have a combined effect; and
- ▶ Synergistic effects interact to produce a total effect greater than the sum of the individual effects.

**Table 2.2: Significance matrix**

		Impact Magnitude								
		Negative				Neutral	Positive			
		High	Medium	Low	Negligible		Negligible	Low	Medium	High
Geographic Importance	International	Severe	Severe	Major	Moderate	Neutral	Moderate	Major	Optimum	Optimum
	National	Severe	Major	Moderate	Minor		Minor	Moderate	Major	Optimum
	Regional	Major	Moderate	Minor	Negligible		Negligible	Minor	Moderate	Major
	Local	Moderate	Minor	Negligible	Negligible		Negligible	Negligible	Minor	Moderate

**2.4 Limitations to the Assessment**

2.4.1 It is acknowledged that there are a number of limitations and difficulties surrounding the SA process, predominantly stemming from the nature of strategic assessment at the plan level, using secondary data. These limitations often lead to assessment conclusions being based on professional judgement rather than empirical fact, informed by the best available data and experience of the assessor, together with contributions by statutory consultation bodies and other interested parties. These limitations, and any further limitations identified during later assessment stages, are stated to ensure that judgements based on professional opinion are clearly identified.

### ***Limitations to scoping and baseline information***

- 2.4.2 The main issue faced during scoping concerned the identification of relevant baseline information. In some cases data has not been available at the required resolution to allow key issues to be determined at the borough, settlement or local area scale. In addition, limited information is available on environmental limits and in some cases indicators are no longer monitored. In others, data are available but not collected to common standards or timeframes, making comparative assessments against regional or national benchmarks impractical. The Detailed Assessment Matrices include a column stating confidence of assessment according to a high, medium or low scoring. Many of the Detailed Assessment Matrices include ratings of medium or low confidence. This reflects the lack of data, information associated with environmental limits or that the assessment conclusions are informed appraisals rather than affirmative decisions. To address these issues, monitoring proposals should seek address data gaps as well as monitor the effects of the plan.

### ***Implementation of the Local Plan***

- 2.4.3 The sustainability effects of the Local Plan will largely be dependent on how the plan is implemented. The plan provides a broad picture of the location and type of new development, while setting standards for factors such as design and infrastructure provision. How the developments perform in sustainability terms is very much dependent on what happens at the micro-scale. For example if new development does not comply with the aspirations presented in the plan (for example related to water or energy efficiency, viability, infrastructure requirements and affordable housing) then the positive effects highlighted under the policies addressing these topics will be reduced. In another example, the effect on resource use of new development proposed through the plan will depend on the exact nature of how new houses, offices, shops and community facilities are designed and built, the layout of development, and the actions of the people who will live and work there. It is therefore noted that the sustainability performance of the plan will be dependent on the implementation of the policies and strategic allocations in particular.

### ***Mitigation measures***

- 2.4.4 The Detailed Assessment Matrices set out a number of mitigation measures for reducing the potential negative effects of the Local Plan. However, these are necessarily broad-brush in approach because the design of mitigation measures to offset the negative effects of the plan will sometimes only realistically be achievable at the project level. The extent to which proposed mitigation measures will offset adverse effects is therefore open to interpretation.
- 2.4.5 Consequently, the SA process has not attempted to “upgrade” the assessment results to more positive findings through a presumption that the proposed mitigation measures will be delivered and meet their full potential to offset potential negative effects. Clearly where uncertainty of mitigation prevails, monitoring of the residual effect is crucial.

### ***Tension between environmental, social and economic factors***

- 2.4.6 SA considers social and economic as well as environmental effects. An often stated weakness of the SA process is that environmental considerations can be under-represented, while social and economic gains are over-emphasised. This may be for a number of reasons, such as the social and economic focus of a plan, the ambitious objectives of regeneration programmes, or the range and structure of an SA Framework.
- 2.4.7 Environmental sustainability considerations have been fully considered through the SA process for the Local Plan by utilising a set of SA Objectives which comprehensively represent environmental sustainability considerations. The summary of appraisal findings presented in Chapter 6 has purposefully separated the environmental sustainability objectives from the socio-economic objectives, and no attempt has been made to justify negative environmental effects on the basis of beneficial socio-economic effects. While the approach of separating out environmental effects is for transparency, the Council intends to take a balanced judgment as a whole, taking into account where net benefits outweigh the costs in formulating the plan's strategy.

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## 3 Scoping

### 3.1 Scoping Report

3.1.1 The first phase of the SA was the scoping stage. Scoping is the process of deciding the scope and level of detail of an SA, including the environmental and sustainability effects to be considered, the assessment methods to be used, and the structure and contents of the Sustainability Report. The purpose of the Scoping Report is to set the criteria for assessment (including the SA objectives), and establish the baseline data and other information, including a review of relevant policies, programmes and plans.

3.1.2 The Scoping Report presents information in relation to the following tasks:

- ▶ Identifying other relevant policies, plans and programmes, and sustainability objectives;
- ▶ Collecting baseline information;
- ▶ Identifying sustainability opportunities and challenges; and
- ▶ Developing the SA Framework.

### 3.2 Scoping Consultation

3.2.1 The Scoping Report was published for consultation for a period of five weeks from 22 February to 29 March 2016<sup>8</sup>.

3.2.2 Responses were received from the three statutory consultation bodies (Environment Agency, Historic England and Natural England) and a range of other respondents. Appendix B contains an analysis of scoping consultation responses including a description of how the comments have been taken into account. Following receipt of responses the SA information, including baseline data and the SA Framework, was updated. The updated SA information is included in this Sustainability Report.

3.2.3 A further update to the environmental baseline, included within the 2016 Scoping Report, was undertaken in late 2019. It was agreed with statutory bodies that the updates were not so significant as to warrant a further round of scoping consultation; however the updated baseline was included as part of the consultation on the Supplement to the Draft Plan which took ~~place~~ place between 13 January and 1 March 2020. This provided an opportunity for stakeholders to comment on the updated information.

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<sup>8</sup> UEEC (2016): *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan Review – Scoping Report, February 2016*. The Scoping Report can be viewed at:  
[http://www.fareham.gov.uk/planning/local\\_plan/sustainabilityappraisal.aspx](http://www.fareham.gov.uk/planning/local_plan/sustainabilityappraisal.aspx)

### 3.3 Policy, Plan and Programme Review

- 3.3.1 The Local Plan may be influenced in various ways by other policies, plans or programmes (PPPs), or by external sustainability objectives such as those put forward in other strategies or initiatives. The SA process aims to take advantage of potential synergies with these PPPs and address any inconsistencies and constraints.
- 3.3.2 The Scoping Report presented an evaluation of the key PPPs that are likely to be relevant to the SA process and development within Fareham Borough. Each PPP is summarised with a review of the general issues it raises, together with any specific objectives or sustainability requirements that could affect or be addressed by the Local Plan. The review was updated in response to comments at the scoping consultation stage, and has been updated again in 2020 to ensure all PPPs relevant to the SA process have been identified. The review is re-published at Appendix C.

### 3.4 Baseline Data Collation

- 3.4.1 A key part of the scoping process is the collection of baseline data. The purpose of the baseline review is to help define key opportunities and challenges facing the area which might be addressed by the Local Plan. It provides an evidence base against which the predicted effects of the plans to be effectively appraised.
- 3.4.2 The baseline sections in the Scoping Report provided a review of social, economic and environmental conditions within the Borough, and their likely evolution in the absence of the plan. The data were collated utilising a wide range of secondary data sources, mapped with Geographic Information Systems (GIS) data where available to provide a spatial perspective. The data are presented through tables, text and GIS mapping, and all data sources are referenced as appropriate. Where available, data are presented for each of the five local areas within the Borough (Fareham, Portchester, Hill Head / Stubbington, Titchfield and the Western Wards). This enables more specific information to be included on the communities and areas most affected by the key issues, to help identify areas most in need of change.
- 3.4.3 The baseline data are presented through a themed series of receptors of positive or negative effects; see Table 3.1. The themes incorporate the environmental receptors derived from [Annex H\(f\) Schedule 2\(6\)](#) of the SEA [Directive Regulations](#) (see Appendix A): biodiversity, flora and fauna, population, human health, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape and the inter-relationship between these factors. These were expanded to reflect the purpose of a SA.
- 3.4.4 One of the purposes of consultation on the Scoping Report was to seek views on whether the data selected are appropriate. Comments were received from a range of stakeholders and in some cases new sources of baseline information were provided or suggested. The baseline data (as updated following scoping consultation, and again in late 2019 to accompany the Interim Sustainability Report (section 3.2.3) is contained in Appendix D. The main update to the baseline data is the new *Fareham Landscape Assessment* (LDA Design, 2017) which comprises a Landscape Character Assessment and a Sensitivity Assessment.



### 3.5 Key Sustainability Issues

3.5.1 Drawing on the PPP review and the baseline data, the Scoping Report also set out a series of key sustainability issues. The key issues enable the SA process to identify the potential scope of cumulative effects and to focus on the main constraints and opportunities which may be addressed through local development. The key issues were then used to inform the development of the SA Framework, and are listed alongside baseline data at Appendix D.

**Table 3.1: Receptor themes**

Theme	SEA Regulations	Datasets
Accessibility and transportation	Population	Transportation infrastructure Car ownership, commuting and modal share Traffic flows Accessibility
Air quality	Air	Air pollution sources Air quality hotspots Air quality management
Biodiversity and geodiversity	Biodiversity, flora and fauna	Habitats Species Nature improvement areas and biodiversity opportunity areas Nature conservation designations Geological features
Climate change	Climatic factors	Greenhouse gas emissions: sources & trends Energy consumption Effects of climate change Climate change adaptation
Economic factors	Material assets	Economic sectors Business demography Employment sectors Land supply Education and skills Schools capacity
Green infrastructure and ecosystems services	Interrelationships between all other receptors	Green infrastructure and ecosystem services Access and recreation
Health	Human health	Health indicators Healthcare inequalities Participation in sports and fitness activities
Historic environment	Cultural heritage	Historic development of the borough Designated and non-designated sites and areas Archaeological assets Heritage at risk

Theme	SEA Regulations	Datasets
Housing	Population Material assets	Housing stock, type, tenures and completions House prices and affordability Housing market areas Vacancy rates Homelessness
Landscape	Landscape	Landscape and townscape character Landscape sensitivity assessment The South Downs National Park Tranquillity and wellbeing
Material assets	Material assets	Minerals Waste and recycling Renewable energy Infrastructure delivery Previously developed land
Population and quality of life	Population	Population size, structure, density and growth Age and ethnicity Migration and community patterns Indices of Multiple Deprivation Unemployment Crime
Soil	Soil	Soil resource Soil quality
Water	Water	Watercourses Water resources Water quality Flood risk Coastal defence

### 3.6 The Sustainability Appraisal Framework

- 3.6.1 The purpose of the SA Framework is to provide a means of ensuring that the Local Plan considers the sustainability needs of the area in terms of its social, environmental and economic effects. It enables the sustainability effects of the plan to be described, analysed and compared.
- 3.6.2 The SA Framework consists of sustainability objectives which, where practicable, can be expressed in the form of targets, the achievement of which is measurable using indicators. There is no statutory basis for setting objectives but they are a recognised way of considering the sustainability effects of a plan and comparing alternatives, and as such provide the basis from which effects of the plan can be tested consistently.

- 3.6.3 The SA Objectives were derived through consideration of the PPP review, the baseline data collection, and the key sustainability issues identified for the plan area. Alongside these, the SEA environmental receptors identified in [Schedule 2\(6\) Annex 1 \(f\)](#) of the SEA [Directive Regulations](#) (Appendix A) were a key determinant when considering which SA Objectives should be used for appraisal purposes. The objectives address the social and economic requirements of SA, while also retaining a high degree of relevance to SEA. The SA Objectives seek to reflect each of these influences to ensure the assessment process is robust, balanced and comprehensive.
- 3.6.4 Following the receipt of responses on the Scoping Report, the SA Framework was updated to address the comments received. Table 3.2 lists the SA Objectives, while the full SA Framework of objectives and decision-making criteria is given at Appendix E.

**Table 3.2: SA Objectives**

#	Objective
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 <a href="#">and geodiversity</a>
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
10	To enhance the vitality and viability of centres and respect the settlement hierarchy
11	To create a healthy and safe community

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## 4 Testing Objectives and Identifying Alternatives

### 4.1 Vision and Objectives of the Local Plan

4.1.1 The vision for the Local Plan is reproduced in Box 3.

4.1.2 Strategic Priorities form the link between the vision and the development strategy and are listed in Table 4.1. They are the objectives needed to fulfil the vision. The policies and delivery programme within the Local Plan show how they can be achieved within the plan period. The vision and objectives build on and reflect Borough's emerging Corporate Strategy.

#### Box 3: Fareham Borough Local Plan 2037 Vision

Fareham Borough will offer a high quality of life to all residents and be an attractive, safe and pleasant place to live, work and visit. It will be a sustainable and increasingly prosperous place, with low levels of crime and unemployment and good access to community facilities, jobs, leisure, shops, open space and services.

The Borough will accommodate development to address the need for new homes and employment space in Fareham Borough. The new housing will address the particular needs in the Borough, such as our growing housing need and an ageing population and creating attractive places to live.

New employment space will be located in the most appropriate locations that are attractive to the market and acceptable in terms of environment impact. Existing employment areas and zones will be supported and all decisions made will seek a sustainable future for the employment provision in the Borough and its associated jobs.

Fareham Borough will retain its identity, including the identity of its individual settlements within the Borough, through measures that seek to retain the valued landscapes and settlement definition.

The natural, built and historic assets of the Borough will continue to be protected, alongside the Borough's many valued open spaces, sports provision and leisure and community facilities.

Fareham Borough will have a strong and diverse economy with improved levels of self-containment with people working from home, or close to home with opportunities for public transport use and other sustainable travel choices maximised.

Fareham Town Centre and other retail areas will be retained and regeneration opportunities that support the town and district centres will be encouraged, whilst making efficient use of any developable land in these locations.

Significant road improvements will take place, such as changes at Junction 10 on the M27 and the Stubbington bypass, which will relieve traffic congestion issues. Wherever possible other highway works will be undertaken to support development and minimise the impacts to our highway network and those that use it.

**Table 4.1: Local Plan Strategic Priorities**

<b>Local Plan Strategic Priorities</b>
Strategic Priority 1: Address the housing and employment needs by the end of the plan period in an appropriate and sustainable manner, creating places people want to live or where businesses want to locate.
Strategic Priority 2: In the first instance maximise development within the urban area and away from the valued landscapes and spaces that contribute to settlement definition.
Strategic Priority 3: Ensure high quality design that responds to local character and provides opportunities for healthy, fulfilling and active lifestyles is integral to all development proposals in the Borough.
Strategic Priority 4: Ensure that infrastructure is planned prior to development, and delivered at the appropriate points alongside development, to meet the changing needs of our residents and businesses.
Strategic Priority 5: Provide a sustainable and vibrant future for Fareham Town Centre, district centres and other retail areas, maintaining and improving their vitality and viability.
Strategic Priority 6: Provide a mix of jobs and employment opportunities through protecting and further enhancing viable and important employment areas and zones, and providing for the future employment floorspace.
Strategic Priority 7: Create places that encourage healthy lifestyles and provide for the community through the provision of leisure and cultural facilities, recreation and open space and the opportunity to walk and cycle to destinations.
Strategic Priority 8: Provide new housing which incorporates a mix of tenure, size and type to meet the Borough's needs and enable accommodation for all, this includes addressing the specific needs of the ageing population.
Strategic Priority 9: Protect and enhance the Borough's landscape features, valued landscapes, biodiversity, green infrastructure networks and the local, national and international sites designated for nature conservation.
Strategic Priority 10: Appropriately manage, protect and enhance the Borough's historical assets including Conservation Areas, Listed Buildings and Scheduled Ancient Monuments.
Strategic Priority 11: Ensure the Borough responds to protections of climate change, particularly in relation to the risk of flooding and coastal erosion.
Strategic Priority 12: Create opportunities for modal shift to public transport and more active travel modes such as walking and cycling.

## 4.2 Assessing the Plan's Objectives against the SA Objectives

4.2.1 Current guidelines on SA/SEA (the NPPG and ODPM, 2005a) require that the plan's objectives are assessed for compatibility with the SA Objectives. Table 4.2 presents a compatibility appraisal of the Local Plan Strategic Priorities against the SA Objectives to meet this requirement. The assessment shows that the plan objectives broadly support the full range of SA Objectives and that there is a good degree of compatibility between the two sets of objectives. Some potential for conflict exists between plan objectives which drive towards economic, housing or larger scale development, and SA Objectives which provide for

environmental protection, but these largely depend on the how the objective would be implemented.

**Table 4.2: Compatibility assessment between plan objectives and SA Objectives**

SEA ↓	Local Plan Strategic Priorities											
	1	2	3	4	5	6	7	8	9	10	11	12
1	✓	✓	✓	✓	✓	?	✓	✓	?	?	✓	✓
2	?	✓	✓	?	?	?	✓	?	✓	✓	✓	?
3	?	✓	✓	?	✓	?	✓	?	✓	✓	✓	?
4	?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5	?	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	✓
6	?	✓	✓	?	✓	✓	✓	?	✓	✓	✓	✓
7	?	✓	✓	?	✓	✓	✓	?	✓	✓	✓	✓
8	?	✓	✓	?	✓	✓	✓	?	✓	✓	✓	?
9	✓	✓	✓	✓	✓	✓	✓	✓	?	?	✓	✓
10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
11	✓	✓	✓	✓	✓	?	✓	✓	✓	✓	✓	✓
✓	Compatible			?	Potentially incompatible				×	Incompatible		

### 4.3 Responding to the Requirements of the SEA [Directive Regulations](#)

4.3.1 The SEA [Directive Regulations](#) requires that the Environmental Report should consider:

*'Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' ([Article 5.1 Regulation 12\(2\)\(b\)](#) and [Annex I\(h\) Schedule 2\(8\)](#)).*

4.3.2 The NPPG<sup>9</sup> additionally states that SA should compare the reasonable alternatives, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the Local Plan were not to be adopted. It should predict and evaluate the effects of the preferred approach and reasonable alternatives, and identify the significant positive and negative effects of each alternative. It should outline the reasons the alternatives were selected, the reasons the rejected options were not taken forward and the reasons for selecting the preferred approach in light of the alternatives.

<sup>9</sup> DCLG (2015): *Planning Practice Guidance: Strategic Environmental Assessment and Sustainability Appraisal Paragraph 018*. Reference ID: [11-018-20140306](#). Accessed online [17/8/19].

#### 4.4 Alternatives to the Plan as Proposed: An Overview

4.4.1 Following conclusion of the scoping stage, the assessment team contributed to the development of reasonable alternatives. The purpose of this interaction between the SA and the plan was to inform and influence its development and to provide an early and effective sustainability input. This commenced with an assessment of individual sites brought forward through a 'Call for Sites', providing a broad overview of the sustainability performance of each site. From here, the selection of strategic alternatives to the development strategy used an understanding of overall development needs, the extent to which they are already met and what existing commitments might contribute during the plan period. A series of strategic alternatives, comprising different combinations of individual site options, were devised by the Council which would meet the housing and employment needs of the Borough.

4.4.2 The assessment undertaken in 2016 contributed to the development of reasonable alternatives for the Draft Plan development strategy; the Draft Plan was published for Regulation 18 consultation between 25 October and 8 December 2017.

4.4.3 Subsequent to publication of the Draft Plan, and as a result of changes to the NPPF increasing the number of homes required in Fareham Borough, these reasonable alternatives had to be supplemented to take account of this increased housing requirement. Further assessment of the supplemented reasonable alternatives was undertaken in 2019. An amended preferred development strategy was presented in the Supplement to the Draft Plan published for Regulation 18 consultation between 13 January and 1 March 2020.

[4.4.4](#) In August 2020, during development of the Publication Plan, the Government proposed further changes to the way housing need is calculated which would decrease the Borough's annual housing requirement. This led to a further re-evaluation of the scale of housing growth required for the Local Plan and revisions to the preferred residential development strategy presented in the Publication Plan, accompanied by further assessment work ~~as~~ set out in the [Publication Plan SA](#) report.

[4.4.5](#) [On the 16 December 2020, two days before the consultation on the Publication Plan closed, the Government confirmed that for Fareham, the use of the existing standard methodology is to continue. As a result, the Borough's annual housing need has increased again from the development strategy set out in the Publication Plan. This new housing requirement warranted a re-evaluation of the scale of housing growth required for the Local Plan. The Revised Publication Local Plan sets out those additional sites being proposed to meet the higher housing requirement. This SA report provides an assessment of the Local Plan including those additional sites.](#)

[4.4.4.4.6](#) Figure 4.1 illustrates the process of generating and refining residential site options and strategic alternatives from the Draft Plan stage through to the present [Revised Publication Local Publication](#) Plan stage; a similar process was carried out for employment land. As can be seen, SA featured at ~~six~~ [seven](#) main stages during the generation and refinement of development options and strategic alternatives. The following sections provide further description of each stage in this process and how the identification and assessment of alternative options has informed and influenced the development of the present [Revised](#) Publication [Local](#) Plan.



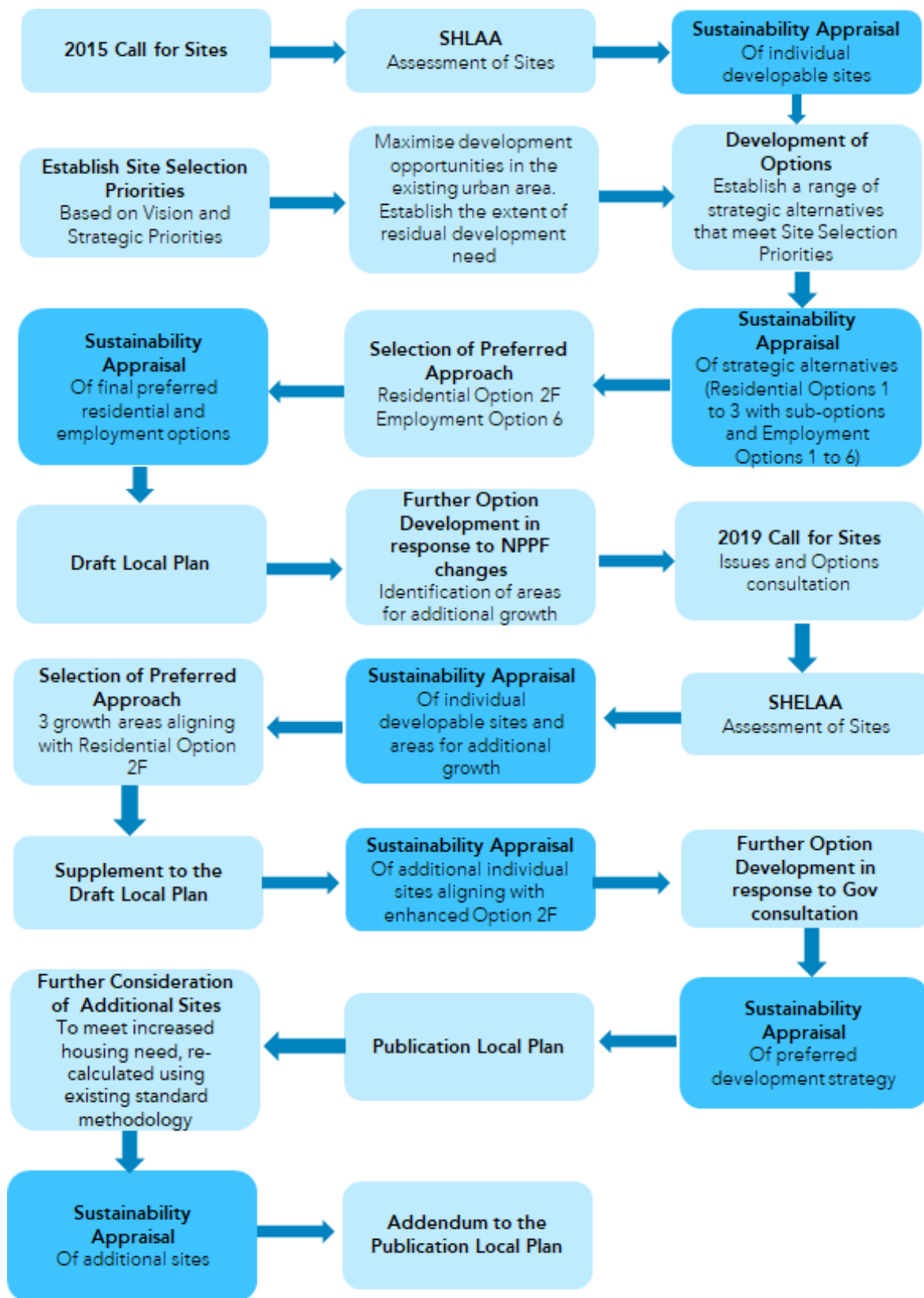


Figure 4.1: Generating and refining development options and strategic alternatives

## 4.5 Draft Plan Stage 2017

### ***Individual developable sites***

- 4.5.1 In order to meet housing and employment needs for the next 16 years, the Council had to identify suitable sites and broad locations for both housing and employment use. During November and December 2015 the Council invited developers, landowners, agents, individuals and other interested parties to submit details of sites they wished to be considered for future housing or employment development in Fareham Borough. To be considered within the assessment, the sites submitted for potential housing development had to be capable of delivering 5 or more dwellings.
- 4.5.2 All of the sites submitted during the Call for Sites exercise were assessed for their development potential as part of the Strategic Housing Land Availability Assessment (SHLAA). The purpose of the SHLAA was to identify a future supply of land which is suitable, available and achievable for development uses over the plan period. This approach ensures that all potentially available land was assessed together as part of plan preparation to identify which sites or broad locations were the most suitable and deliverable for a particular use.
- 4.5.3 Following the Call for Sites and SHLAA, the Council identified a long list of 174 developable<sup>10</sup> sites that could help to meet identified housing and employment land needs. The long listed sites, together with their approximate yield (number of dwellings or amount of employment floorspace), were supplied to the assessment team to carry out the initial spatial and high level assessments, as described at section 2.3. This process was carried out iteratively as the Council continued to identify all potentially available sites, with the results fed back to the Council in November 2016 and January, March, June and September 2017.
- 4.5.4 During this process 27 sites were excluded from the long list of developable sites. The final assessment results for the remaining 147 were presented in a Site Options Assessment report in September 2017<sup>11</sup>, a summary of which is provided at section 5.1 and Appendix F. The reasons for selecting or rejecting each individual site are listed in Appendix G.

### ***Strategic alternatives for residential and employment land***

- 4.5.5 In total, eleven reasonable alternatives for a preferred residential development strategy for the Draft Plan were devised by the Council, formed of three main options each with a series of sub-options. Strategic alternatives for residential development are summarised in Table 4.3, together with an outline of the reasons for their selection and, where relevant, eventual rejection at the Draft Plan stage. Options 1A and 1B were not in the end considered to be

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<sup>10</sup> Deliverable sites are those which are suitable, available and achievable, and are likely to be deliverable within years 1 to 5 of the plan period. Developable sites are those which are suitable, but have limited availability or achievability. They may become deliverable within years 6 to 10 of the plan period. Suitable sites are those which are suitable for a particular use, but are not currently available or achievable; they may become deliverable during years 10+ of the plan period.

<sup>11</sup> UEEC (2017): *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan 2036 – Site Options Assessment*, October 2017. The 2017 Site Options Assessment report can be viewed at:

[https://www.fareham.gov.uk/PDF/planning/local\\_plan/DraftLocalPlanEvidenceBase/EV03-SASiteOptionsAssessmentFINAL.pdf](https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV03-SASiteOptionsAssessmentFINAL.pdf)

reasonable alternatives but had already been assessed at the high level stage, the results of which are presented for information.

- 4.5.6 The availability of reasonable alternatives for a preferred employment development strategy was more limited, partly due to existing policy priorities such as the new community at Welborne and the Solent Enterprise Zone at Daedalus, and partly in consideration of the marketability of potential sites to commercial developers. Six strategic alternatives were devised; however, three of these were not considered to be reasonable and are not considered in the appraisal. Strategic alternatives for employment development are summarised in Table 4.4, together with an outline of the reasons for their selection and, where relevant, eventual rejection at the Draft Plan stage.
- 4.5.7 An appraisal of the strategic alternatives for residential and employment land at the Draft Plan stage is presented at section 5.2.

### ***Preferred development strategy***

- 4.5.8 The preferred development strategy at the Draft Plan stage was comprised of residential option 2F and employment option 6. The reasons for selecting these as the preferred approach were:

#### ***Residential option 2F***

- ▶ Maximises developable sites in the urban area;
- ▶ Focuses on regeneration and redevelopment opportunities in Fareham Town Centre;
- ▶ Focuses on larger developable housing sites (typically 400-700 homes in size) that are better placed (by virtue of their scale) to achieve place making and wider benefits whilst also being distributed in different areas of the Borough;
- ▶ A preference towards those sites that have lower landscape sensitivity;
- ▶ Provides a mix of site sizes; and
- ▶ A preference towards urban extension sites that provide a logical extension to the existing urban area and/or a defensible urban edge for the future.

#### ***Employment option 6***

- ▶ Maximises developable sites in the urban area, in or adjacent to existing employment areas;
- ▶ A preference towards those sites that have lower landscape sensitivity; and
- ▶ Provides a mix of site sizes.

- 4.5.9 An appraisal of the preferred development strategy, ~~as enhanced~~ at the ~~Supplement to the Draft Plan Stage and the Publication~~ Revised Publication Local Plan stage, is presented in Chapter 6.

**Table 4.3: Strategic alternatives for residential development for the 2017 Draft Plan**

Option 1A	Option 1B
<p><b>Summary:</b></p> <p>Option 1A was based on a Welborne delivery trajectory that delivers approximately 5,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This scenario relies on land ownership agreements occurring naturally, without the need for Compulsory Purchase, and on delivery starting as soon as a permission is granted. This option delivers approximately 1000 houses more at Welborne over the plan period, than Options 2 or 3.</p> <p>In addition to Welborne, Option 1A includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, the site at Cranleigh Road, Portchester, and proposed allocations focused on three Greenfield Clusters: Warsash Greenaway Lane; Segensworth; and Portchester Downend.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Maximises brownfield development &amp; the delivery of Welborne</li> <li>▪ Reduces spread of greenfield development by focus on 3 clusters</li> <li>▪ Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>▪ Greenfield clusters are all in areas of lower landscape sensitivity</li> <li>▪ Allows for loss of a s78 planning appeal for the greenfield site at Cranleigh Road</li> </ul> <p><b>Reasons for rejection:</b></p> <p>Not considered to be a reasonable alternative because:</p> <ul style="list-style-type: none"> <li>▪ Relies on very challenging/unrealistic delivery scenario at Welborne</li> <li>▪ Relies on challenging delivery of Fareham Town Centre sites</li> </ul>	<p><b>Summary:</b></p> <p>Option 1B was based on a Welborne delivery trajectory that delivers approximately 5,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This scenario relies on land ownership agreements occurring naturally, without the need for Compulsory Purchase, and on delivery starting as soon as a permission is granted. This option delivers approximately 1000 houses more at Welborne over the plan period, than Options 2 or 3.</p> <p>In addition to Welborne, Option 1B includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, and proposed allocations focused on three Greenfield Clusters: Warsash Greenaway Lane; Segensworth; and Portchester Downend.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Maximises brownfield development &amp; the delivery of Welborne</li> <li>▪ Reduces spread of greenfield development by focus on 3 clusters</li> <li>▪ Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>▪ Greenfield clusters are all in areas of lower landscape sensitivity</li> <li>▪ Allows for win of a s78 planning appeal for the greenfield site at Cranleigh Road</li> </ul> <p><b>Reasons for rejection:</b></p> <p>Not considered to be a reasonable alternative because:</p> <ul style="list-style-type: none"> <li>▪ Relies on very challenging/unrealistic delivery scenario at Welborne</li> <li>▪ Relies on challenging delivery of Fareham Town Centre sites</li> <li>▪ Planning appeal for the site at Cranleigh Road was eventually lost</li> </ul>

## Option 2A

### Summary:

Option 2A was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This trajectory allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.

In addition to Welborne, Option 2A includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, the sites at Cranleigh Road and Romsey Avenue, Portchester, and proposed allocations focused on three Greenfield Clusters: Warsash Greenaway Lane; Segensworth; and Portchester Downend.

### Reasons for selection:

- Maximises brownfield development & the realistic delivery of Welborne
- Reduces spread of greenfield development by focus on 3 clusters
- Larger greenfield development sites are more likely to deliver meaningful infrastructure
- Greenfield clusters are all in areas of lower landscape sensitivity
- Allows for loss of a s78 planning appeal for the greenfield site at Cranleigh Road
- Residual need met on neighbouring site at Romsey Avenue

### Reasons for rejection:

- Relies on challenging delivery of Fareham Town Centre sites
- Portchester Downend cluster cannot be wholly delivered as an appropriate highway solution has not been confirmed
- Disproportionate distribution of development across Borough; majority of greenfield development focused in just Warsash and Portchester

## Option 2B

### Summary:

Option 2B was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.

In addition to Welborne, Option 2B includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, the site at Cranleigh Road, Portchester, proposed allocations focused on three Greenfield Clusters (Warsash Greenaway Lane; Segensworth; and Portchester Downend) and a range of sites near Swanwick railway station.

### Reasons for selection:

- Maximises brownfield development & the realistic delivery of Welborne
- Reduces spread of greenfield development by focus on 3 clusters
- Larger greenfield development sites are more likely to deliver meaningful infrastructure
- Greenfield clusters are all in areas of lower landscape sensitivity
- Allows for loss of a s78 planning appeal for the greenfield site at Cranleigh Road
- Residual need met through a range of small sites in a highly sustainable location close to Swanwick railway station

### Reasons for rejection:

- Relies on challenging delivery of Fareham Town Centre sites
- Portchester Downend cluster cannot be wholly delivered as an appropriate highway solution has not been confirmed
- Disproportionate distribution of development across Borough; majority of greenfield development focused in just Warsash, Portchester and

	Park Gate/Swanwick
<p><b>Option 2C</b></p> <p><b>Summary:</b>                      Option 2C was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This trajectory allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.</p> <p>In addition to Welborne, Option 2C includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, the site at Cranleigh Road, Portchester, proposed allocations focused on three Greenfield Clusters (Warsash Greenaway Lane; Segensworth; and Portchester Downend) and a range of sites in Wallington.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Maximises brownfield development &amp; the realistic delivery of Welborne</li> <li>▪ Reduces spread of greenfield development by focus on 3 clusters</li> <li>▪ Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>▪ Greenfield clusters are all in areas of lower landscape sensitivity</li> <li>▪ Allows for loss of a s78 planning appeal for the greenfield site at Cranleigh Road</li> <li>▪ Residual need met through a range of sites in an area of low landscape sensitivity at Wallington</li> </ul> <p><b>Reasons for rejection:</b></p> <ul style="list-style-type: none"> <li>▪ Relies on challenging delivery of Fareham Town Centre sites</li> <li>▪ Portchester Downend cluster cannot be wholly delivered as an appropriate highway solution has not been confirmed</li> <li>▪ Disproportionate distribution of development across Borough; majority</li> </ul>	<p><b>Option 2D</b></p> <p><b>Summary:</b>                      Option 2D was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This trajectory allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.</p> <p>In addition to Welborne, Option 2D includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, the site at Cranleigh Road, Portchester, proposed allocations focused on three Greenfield Clusters (Warsash Greenaway Lane; Segensworth; and Portchester Downend) and a spread of urban fringe sites across the Borough.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Maximises brownfield development &amp; the realistic delivery of Welborne</li> <li>▪ Reduces spread of greenfield development by focus on 3 clusters</li> <li>▪ Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>▪ Greenfield clusters are all in areas of lower landscape sensitivity</li> <li>▪ Allows for loss of a s78 planning appeal for the greenfield site at Cranleigh Road</li> <li>▪ Residual need met through a spread of urban fringe sites in across the Borough to achieve distributed development</li> </ul> <p><b>Reasons for rejection:</b></p> <ul style="list-style-type: none"> <li>▪ Relies on challenging delivery of Fareham Town Centre sites</li> <li>▪ Portchester Downend cluster cannot be wholly delivered as an appropriate highway solution has not been confirmed</li> </ul>

<p>of greenfield development focused in just Warsash, Portchester and Wallington</p>	<ul style="list-style-type: none"> <li>Highly distributed approach; includes a number of peripheral urban fringe sites</li> </ul>
<p><b>Option 2E</b></p> <p><b>Summary:</b>                  Option 2E was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This trajectory allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.</p> <p>In addition to Welborne, Option 2E includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, the sites at Cranleigh Road and Romsey Avenue, Portchester, proposed allocations focused on four Greenfield Clusters (Warsash Greenaway Lane; Segensworth; Portchester Downend; and Newgate Lane South) and a spread of urban fringe sites across the Borough.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>Maximises brownfield development &amp; the realistic delivery of Welborne</li> <li>Reduces spread of greenfield development by focus on 4 clusters</li> <li>Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>Allows for loss of a s78 planning appeal for the greenfield site at Cranleigh Road</li> <li>Residual need met on neighbouring site at Romsey Avenue and through a spread of urban fringe sites in across the Borough which are likely to be deliverable in years 1 to 5 of plan period</li> </ul> <p><b>Reasons for rejection:</b></p> <ul style="list-style-type: none"> <li>Relies on challenging delivery of Fareham Town Centre sites</li> <li>Portchester Downend cluster cannot be wholly delivered as an</li> </ul>	<p><b>Option 2F</b></p> <p><b>Summary:</b>                  Option 2F was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This trajectory allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.</p> <p>In addition to Welborne, Option 2F includes existing Local Plan residential allocations, realistic regeneration sites in Fareham Town Centre and Warsash Maritime Academy, the sites at Cranleigh Road and Romsey Avenue, Portchester, proposed allocations focused on three Greenfield Clusters (Warsash Greenaway Lane; Segensworth; and Newgate Lane South), a reduced scheme at Portchester Downend and a spread of urban fringe sites across the Borough.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>Maximises brownfield development &amp; the realistic delivery of Welborne</li> <li>Reduces spread of greenfield development by focus on 3 clusters</li> <li>Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>Allows for loss of a s78 planning appeal for the greenfield site at Cranleigh Road</li> <li>Prioritises Cranleigh Road / Romsey Avenue over Downend Farm, thereby reducing overall greenfield development at Portchester</li> <li>Residual need met through a spread of urban fringe sites in across the Borough which are likely to be deliverable in years 1 to 5 of plan period</li> </ul> <p><b>Reasons for rejection:</b></p>

<p>appropriate highway solution has not been confirmed</p> <ul style="list-style-type: none"> <li>Number of urban fringe sites selected in uncontained locations; could give rise to further inappropriate development</li> </ul>	<p>Not rejected (preferred option)</p>
<p><b>Option 3A</b> <span style="float: right;"><b>Option 3B</b></span></p>	
<p><b>Summary:</b>                  Option 3A was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This trajectory allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.</p> <p>In addition to Welborne, Option 3A includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, proposed allocations focused on three Greenfield Clusters (Warsash Greenaway Lane; Segensworth; and Portchester Downend) and a range of sites near Swanwick railway station and at Wallington.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>Maximises brownfield development &amp; the realistic delivery of Welborne</li> <li>Reduces spread of greenfield development by focus on 3 clusters</li> <li>Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>Greenfield clusters are all in areas of lower landscape sensitivity</li> <li>Allows for win of a s78 planning appeal for the greenfield site at Cranleigh Road</li> <li>Residual need met through a range of small sites in a highly sustainable location close to Swanwick railway station, and sites in an area of low landscape sensitivity at Wallington</li> </ul> <p><b>Reasons for rejection:</b></p> <ul style="list-style-type: none"> <li>Relies on challenging delivery of Fareham Town Centre sites</li> </ul>	<p><b>Summary:</b>                  Option 3B was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This trajectory allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.</p> <p>In addition to Welborne, Option 3B includes existing Local Plan residential allocations, regeneration sites in Fareham Town Centre and Warsash Maritime Academy, proposed allocations focused on three Greenfield Clusters (Warsash Greenaway Lane; Segensworth; and Portchester Downend) and a spread of urban fringe sites across the Borough.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>Maximises brownfield development &amp; the realistic delivery of Welborne</li> <li>Reduces spread of greenfield development by focus on 3 clusters</li> <li>Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>Greenfield clusters are all in areas of lower landscape sensitivity</li> <li>Allows for win of a s78 planning appeal for the greenfield site at Cranleigh Road</li> <li>Residual need met through a spread of urban fringe sites in across the Borough to achieve distributed development</li> </ul> <p><b>Reasons for rejection:</b></p> <ul style="list-style-type: none"> <li>Relies on challenging delivery of Fareham Town Centre sites</li> <li>Planning appeal for the site at Cranleigh Road was eventually lost</li> </ul>



<ul style="list-style-type: none"> <li>▪ Planning appeal for the site at Cranleigh Road was eventually lost</li> <li>▪ Portchester Downend cluster cannot be wholly delivered as an appropriate highway solution has not been confirmed</li> </ul>	<ul style="list-style-type: none"> <li>▪ Portchester Downend cluster cannot be wholly delivered as an appropriate highway solution has not been confirmed</li> <li>▪ Highly distributed approach; includes a number of small urban fringe sites</li> </ul>
<p><b>Option 3C</b></p>	
<p><b>Summary:</b></p> <p>Option 3C was based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036 [N.B. the plan period is now 2021-2037]. This trajectory allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1.</p> <p>In addition to Welborne, Option 3C includes existing Local Plan residential allocations, realistic regeneration sites in Fareham Town Centre and Warsash Maritime Academy, and proposed allocations focused on four Greenfield Clusters (Warsash Greenaway Lane; Segensworth; Portchester Downend; and Newgate Lane South).</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Maximises brownfield development &amp; the realistic delivery of Welborne</li> <li>▪ Reduces spread of greenfield development by focus on 4 clusters</li> <li>▪ Larger greenfield development sites are more likely to deliver meaningful infrastructure</li> <li>▪ Allows for win of a s78 planning appeal for the greenfield site at Cranleigh Road</li> </ul> <p><b>Reasons for rejection:</b></p> <ul style="list-style-type: none"> <li>▪ Planning appeal for the site at Cranleigh Road was eventually lost</li> <li>▪ Portchester Downend cluster cannot be wholly delivered as an appropriate highway solution has not been confirmed</li> </ul>	

**Table 4.4: Strategic alternatives for employment development for the Draft Plan**

Option 1	Option 2
<p><b>Summary:</b>                      Existing allocations: Daedalus; Solent 2, Whiteley; Midpoint 27, Cartwright Drive; Welborne.                      New allocations: Daedalus Extensions; Down Barn Farm.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Reduction of existing Local Plan allocations because of problematic site access and deliverability at Little Park Farm</li> <li>▪ Intensification and extension at Daedalus to maximise Enterprise Zone</li> <li>▪ Residual need met through modest new allocation at M27J11</li> </ul> <p><b>Reasons for rejection:</b>                      Not considered to be a reasonable alternative because:</p> <ul style="list-style-type: none"> <li>▪ Significant landscape impact at Down Barn Farm</li> <li>▪ Under intensification of Daedalus, an existing and strategic employment location</li> </ul>	<p><b>Summary:</b>                      Existing allocations: Daedalus; Solent 2, Whiteley; Midpoint 27, Cartwright Drive; Welborne.                      New allocations: Down Barn Farm.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Reduction of existing Local Plan allocations because of problematic site access and deliverability at Little Park Farm</li> <li>▪ Residual need met through significant new allocation at M27J11</li> </ul> <p><b>Reasons for rejection:</b>                      Not considered to be a reasonable alternative because:</p> <ul style="list-style-type: none"> <li>▪ Highly significant landscape impact at Down Barn Farm</li> </ul>
Option 3	Option 4
<p><b>Summary:</b>                      Existing allocations: Daedalus; Midpoint 27, Cartwright Drive; Welborne.                      New allocations: Daedalus Extensions; Down Barn Farm.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Reduction of existing Local Plan allocations because of problematic site access and deliverability at Little Park Farm</li> <li>▪ Intensification and extension at Daedalus to maximise Enterprise Zone</li> <li>▪ Residual need met through significant new allocation at M27J11</li> </ul> <p><b>Reasons for rejection:</b>                      Not considered to be a reasonable alternative because:</p>	<p><b>Summary:</b>                      Existing allocations: Daedalus; Solent 2, Whiteley; Little Park Farm; Midpoint 27, Cartwright Drive; Welborne.                      New allocations: Daedalus Extensions.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Retain all existing Local Plan allocations</li> <li>▪ Intensification and extension at Daedalus to maximise Enterprise Zone</li> </ul> <p><b>Reasons for rejection:</b>                      Not considered to be a reasonable alternative because:</p> <ul style="list-style-type: none"> <li>▪ Significant delivery constraints at Little Park Farm</li> </ul>

<ul style="list-style-type: none"> <li>▪ Highly significant landscape impact at Down Barn Farm</li> <li>▪ Solent 2 represents an ideal employment location; no justification not to include</li> <li>▪ Under intensification of Daedalus, an existing and strategic employment location</li> </ul>	<ul style="list-style-type: none"> <li>▪ Under intensification of Daedalus, an existing and strategic employment location</li> </ul>
<b>Option 5</b>	<b>Option 6</b>
<p><b>Summary:</b>                  Existing allocations: Daedalus; Solent 2, Whiteley; Little Park Farm; Midpoint 27, Cartwright Drive; Welborne.                  New allocations: Standard Way, Wallington; Segensworth South extension; Land rear of Waste Transfer Station, Wallington.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Retain all existing Local Plan allocations</li> <li>▪ Residual need met through new small scale allocations adjacent to existing employment areas</li> </ul> <p><b>Reasons for rejection:</b>                  Not considered to be a reasonable alternative because:</p> <ul style="list-style-type: none"> <li>▪ Significant delivery constraints at Little Park Farm</li> <li>▪ Under intensification of Daedalus, an existing and strategic employment location</li> </ul>	<p><b>Summary:</b>                  Existing allocations: Daedalus; Solent 2, Whiteley; Midpoint 27, Cartwright Drive; Welborne.                  New allocations: Daedalus Extensions; Standard Way, Wallington.</p> <p><b>Reasons for selection:</b></p> <ul style="list-style-type: none"> <li>▪ Reduction of existing Local Plan allocations because of problematic site access and deliverability at Little Park Farm</li> <li>▪ Intensification and extension at Daedalus to maximise Enterprise Zone</li> <li>▪ Residual need met through a new small scale deliverable allocation</li> </ul> <p><b>Reasons for rejection:</b>                  Not rejected (preferred option)</p>

## 4.6 Supplement to the Draft Local Plan

- 4.6.1 Following the introduction of the standard methodology for calculating housing need and the subsequent need to review the housing numbers proposed for the new Local Plan, the preferred residential development strategy 2F was reviewed. This included supplementing the strategy with additional sites and revisiting previously discounted sites to meet the shortfall in housing need. In the summer of 2019, the Council undertook a further Issues and Options consultation, including a renewed 'Call for Sites'. The Council used the responses to help formulate the revised Development Strategy set out in the Supplement to the Draft Local Plan which was consulted on between 13 January and 1 March 2020. Additional sites were selected to align with strategy 2F focusing on larger development sites and sustainable urban fringe locations.
- 4.6.2 Eight potential areas of growth were presented in the 2019 Issues and Options Consultation. These eight areas were subject to high-level assessment. An appraisal of these strategic alternatives is provided at section 5.3. Of these eight potential areas of growth, the Council looked to choose those which fitted as closely as possible to the Draft Plan preferred development strategy Option 2F which sought to focus on areas with potential for larger development sites which are more likely to deliver meaningful infrastructure and which provide a logical extension to the existing urban areas.
- 4.6.3 Three potential areas for growth were identified which could play a role in the new Local Plan in meeting the total housing requirement at that time, particularly in relation to unmet need:
- ▶ North of Downend;
  - ▶ South of Fareham; and
  - ▶ Land around Swanwick Station.
- 4.6.4 All of the sites submitted during the original Call for Sites were also re-considered at this stage, together with additional sites which came forward as part of the 2019 Issues and Options consultation. During this process, 266 sites were considered on the long list of developable sites aligning with those considered for inclusion in the Council's 2019 Strategic Housing and Employment Land Availability Assessment (SHELAA), which replaced the 2017 SHLAA. Initial spatial and high level assessments, as described at section 2.3, were carried out for these sites, the results of which are presented in an updated Site Options Assessment Report<sup>12</sup>. This report formed part of the evidence base for the Supplement to the Draft Local Plan consultation in early 2020. A summary of the site assessment is provided at section 5.1 and Appendix F. The reasons for selecting or rejecting each individual site are listed in Appendix G.
- 4.6.5 Following this further assessment, four additional sites were added to the preferred residential development strategy 2F described in section 4.5.8, including:

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<sup>12</sup> UEEC (2020): *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan 2036 – Site Options Assessment, January 2020*. The 2020 Site Options Assessment Report can be viewed here: [https://www.fareham.gov.uk/planning/local\\_plan/localplansupplementconsultation.aspx](https://www.fareham.gov.uk/planning/local_plan/localplansupplementconsultation.aspx)

- ▶ ID 46 Rookery Farm, Sarisbury;
- ▶ ID 86 1-2 The Avenue, Fareham;
- ▶ ID 2843 Land South of Cams Alders; and
- ▶ ID 3204 2-22 Botley Road (now 20 Botley Road).

- 4.6.6 North of Downend and South of Fareham were taken forward as the subject of the Strategic Growth Area (SGA) policy in the Regulation 18 Supplement consultation document, setting out the Council's intention to work with landowners and site promoters in these areas to develop a Council-led masterplan which will focus on delivery of community benefits as part of good growth. The Draft Plan SA identified challenges with the delivery of sites within the Portchester Downend cluster on account of lack of confirmation of an appropriate highways solution. Since 2017 further work has been undertaken confirming that an appropriate highways solution is likely. Detailed assessments were undertaken for these two SGAs given the potential volume of development which could come forward in these areas. These were provided as an appendix to the Interim SA report<sup>13</sup>.
- 4.6.7 Within the 'Land around Swanwick Station' potential area for growth, site 46 Rookery Farm, Sarisbury was considered the only additional site not currently allocated which provided opportunity for sustainable development. Given that the indicative residential yield for site 46 is 150 dwellings (at the time of consultation), it was deemed more appropriate to take this forward as an individual site allocation as opposed to designating the whole potential area for growth as an SGA. Site 46 met the criteria for detailed assessment (section 2.3.4) and this was undertaken and provided as an appendix to the Interim SA report<sup>14</sup>.
- 4.6.8 The preferred residential development strategy identified at the Draft Plan stage, Option 2F, seeks to maximise developable sites in the urban area. Of all the individual developable sites considered following the 2019 Issues and Options consultation, sites 86 and 3204 were the only two sites within the urban area which were considered to be sustainable by the Council and hence were taken forward for allocation.
- 4.6.9 There were two other individual sites which scored favourably on sustainability grounds within the 'Land around Swanwick Station' area: 1335 – Land at Addison Road and 3223 – Land adjoining Friends Farm. Existing site access at site 1335 was not considered suitable for the size of development proposed and hence this site was not taken forward for allocation. Development at site 3233 was not considered in keeping with the settlement pattern being beyond the extent of existing ribbon development in addition to concerns related to the settings of heritage assets at Friends Farm and for these reasons was also not taken forward for allocation.

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<sup>13</sup> UEEC (2020): *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan 2036 – Interim Sustainability Report, January 2020*. The Interim SA Report can be viewed here:

[https://www.fareham.gov.uk/planning/local\\_plan/localplansupplementconsultation.aspx](https://www.fareham.gov.uk/planning/local_plan/localplansupplementconsultation.aspx)

<sup>14</sup> *Ibid.*

- 4.6.10 Site 2843 Land South of Cams Alders is allocated for the provision of Sheltered Housing. Based on the recommended ratios provided by the Elderly Accommodation Council, the greatest demand for future specialist housing within the Borough will be Sheltered Housing. The greatest increases in demand for units are expected to be witnessed in Portchester and Fareham South. To facilitate the delivery of older person’s accommodation the Council identified site 2843 as suitable for this type of development to meet the demand for Housing Register applicants within the Fareham South ward.
- 4.6.11 No new employment sites were proposed as part of the revised Development Strategy at this stage. This is because the existing provision identified predominately at Daedalus and Welborne is sufficient to meet the needs of the Borough to 2037.

#### 4.7 Publication Plan

- 4.7.1 A number of additional sites for residential development came forward during the Supplement to the Draft Local Plan consultation in early 2020. All were subject to HLA; the results of the HLA are captured in Appendix F. In total 17 additional sites ~~have been~~ were added into the Development Strategy set out within the Publication Plan. These sites aligned with the preferred residential development strategy set out in the Draft Plan and included urban sites or sustainable urban fringe sites. The sites are listed in Table 4.5 alongside the reasons each was selected for allocation.

**Table 4.5: Additional sites selected at 2020 Publication Plan stage**

Site	Reasons for allocation
ID 93 Hammond Industrial Estate;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 203 3 - 33 West Street;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 1168 Rookery Avenue;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 2890 Egmont Nurseries;	Has resolution to grant planning permission and will therefore contribute to the Local Plan housing supply
ID 3018 Land East of Bye Road;	Has resolution to grant planning permission and will therefore contribute to the Local Plan housing supply
ID 3036 Land South West of Sovereign Crescent;	Has resolution to grant planning permission and will therefore contribute to the Local Plan housing supply
ID_3040 Land West of Northfield Park;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 3138 Winning Post 77 Burridge Road;	Not necessarily in a sustainable urban fringe location but is the only site promoted to the Council to meet identified needs for the Gypsy/Traveller community; allocated for Gypsy/Traveller pitches in order to demonstrate identified needs are met
ID 3149 Former Scout Hut,	Falls within the urban area and has outline planning consent and

Site	Reasons for allocation
Coldeast Way;	therefore contributes to the Local Plan housing supply
ID 3174 399-409 Hunts Pond Road;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 3206 22-27a Stubbington Green;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 3227 Locks Heath District Centre;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 3228 68 Titchfield Park Road;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 3231 Land at 51 Greenaway Lane;	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 3233 Palmerston Car Park; <del>and</del>	Falls within the urban area and constitutes a smaller area within site 198, Civic Quarter, Fareham. Site 198 formed part of Option 2F in the Draft Plan but subsequent detailed capacity work has confirmed that site 3233 forms the only remaining area of the Civic Quarter which is available for development
ID 3235 Former Locks Heath Filing Station; <del>and</del>	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F
ID 3244 Assheton Court, Portchester.	Falls within the urban area or sustainable urban fringe location, in alignment with preferred development strategy 2F

4.7.2 It should be noted that sites 86 and 3204 which were added into the preferred residential strategy at the Supplement to the Draft Plan stage ~~are-were~~ no longer available and therefore ~~deid~~ not form part of the Publication Plan Development Strategy.

4.7.3 In August 2020 the Government announced a new technical consultation proposing further changes to the way housing need is calculated.<sup>15</sup> The newly proposed changes to the standard methodology for calculating housing need would see the Borough's annual housing requirement reduce and, as a result, the overall housing need for the plan period decrease. This ~~has~~ led to a further re-evaluation of the scale of housing growth required for the Local Plan and prompted a review of potential housing allocations in line with the preferred residential development strategy of focusing development on deliverable urban and sustainable urban fringe sites.

4.7.4 As a result some of the proposed allocations consulted on at the Regulation 18 stage (including both the Draft Plan and the Supplement to the Draft Plan) ~~are-were~~ no longer proposed for allocation in the Regulation 19 Publication Plan. These sites performed ~~ed~~ more adversely in sustainability terms compared to those retained for allocation. Appendix G presents a summary

<sup>15</sup> Ministry of Housing, Communities and Local Government (August 2020): *Changes to the current planning system: Consultation on changes to planning policy and regulations*. <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

of the reasons each site option was rejected or selected for inclusion. Those sites no longer proposed for allocation included:

- ▶ ID 27 Military Road;
- ▶ ID 46 Rookery Farm;
- ▶ ID 207 Romsey Avenue;
- ▶ ID 324 North Wallington and Standard Way;
- ▶ ID 1998 Pinks Hill; and
- ▶ ID 3133 Land East of Newgate Lane (previously called Newgate Lane South).

4.7.5 In addition, the South of Fareham SGA and the western portion of the North of Downend SGA ~~are were~~ also not proposed for allocation. Site ID 3030 Downend Road East, which forms the eastern section of the North of Downend SGA, ~~was~~ retained in the development strategy in place of the SGA in its entirety.

~~4.7.6 The final Publication Plan development strategy is shown in Figure 6.1 to Figure 6.3.~~

~~4.7.6~~ As with the Supplement to the Draft Local Plan, no new employment sites were proposed as part of the Publication Plan Development Strategy. Existing provision identified predominately at Daedalus and Welborne ~~is was~~ still considered sufficient to meet the needs of the Borough to 2037.

## **4.8 [Revised Publication Local Plan](#)**

### **[Residential allocations](#)**

~~4.8.1~~ [On the 16 December 2020, two days before the consultation on the Publication Local Plan closed, the Government confirmed that for Fareham, the use of the existing standard methodology is to continue. As a result, the Borough's annual housing need is 508541 homes per year, as opposed to the figure of 403 homes per year that the 2020 Publication Local Plan was based upon. This new housing requirement has warranted a re-evaluation of the scale of housing growth required for the Local Plan. A further review of potential housing allocations has been undertaken, focusing development on deliverable urban and sustainable urban fringe sites in line with the preferred residential development strategy. This has resulted in additional sites proposed for allocation in the Revised Publication Local Plan to meet the higher housing requirement.](#)

~~4.8.2~~ [A number of new sites for residential development came forward during the Publication Plan consultation in late 2020. All of these sites were subject to HLA; the results of the HLA are captured in Appendix F. All those additional residential sites which align with the preferred residential development strategy and are proposed for allocation in the Revised Publication Local Plan are listed in Table 4.6 alongside the reasons each is selected for allocation.](#)



**Table 4.6: Additional residential sites selected at 2021 Revised Publication Local Publication-Plan stage**

<b>Site</b>	<b>Reasons for allocation</b>
<a href="#">ID 1293 Land adjacent to Red Lion Hotel;</a>	<a href="#">Falls within the urban area in alignment with preferred development strategy 2F</a>
<a href="#">ID 1341 Land east of Crofton Cemetery and west of Peak Lane;</a>	<a href="#">Falls within a sustainable urban fringe location, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3009 Land west of Downend Road;</a>	<a href="#">Falls within a sustainable urban fringe location, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3103 Land at Rookery Avenue;</a>	<a href="#">Falls within a sustainable urban fringe location, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3153 Land South of Longfield Avenue;</a>	<a href="#">Falls within a sustainable urban fringe location, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3163 195-205 Segensworth Road;</a>	<a href="#">Falls within a sustainable urban fringe location, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3232 97-99 West Street, Fareham;</a>	<a href="#">Falls within the urban area, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3242 76-80 Botley Road;</a>	<a href="#">Falls within the urban area, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3246 12 West Street Portchester;</a>	<a href="#">Falls within the urban area, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3250 Portland Chambers, 66 West Street Fareham;</a>	<a href="#">Falls within the urban area, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3251 Menin House, Privett Road;</a>	<a href="#">Falls within the urban area, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3252 Land north of Henry Cort Drive;</a>	<a href="#">Falls within a sustainable urban fringe location, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3253 Redoubt Court, Fort Fareham; and</a>	<a href="#">Falls within the urban area, in alignment with preferred development strategy 2F</a>
<a href="#">ID 3254 Land west of Dore Avenue.</a>	<a href="#">Falls within the urban area, in alignment with preferred development strategy 2F</a>
<a href="#">BL1 Fareham Town Centre Broad Location for Housing Growth</a>	<a href="#">Falls within the urban area, in alignment with preferred development strategy 2F</a>

**Employment allocations**

4.8.3 [The Publication Plan contained three proposed employment site allocations which have planning commitments \(planning permissions or resolution to grant\) and were sufficient to meet the floorspace requirement at the time. However, in March 2021 PfSH published an Employment, Economic and Business Needs study which sets out updated employment floorspace requirements for each authority area in the sub-region. This updated employment evidence means an increase in need for Fareham, along with a shift in floorspace requirements towards industrial/distribution units. This new evidence warranted a re-evaluation of](#)

employment land supply in the Local Plan and a review of potential employment allocations in line with the preferred employment development strategy of focusing development on deliverable urban and sustainable urban fringe sites, in or adjacent to existing employment areas.

4.8.4 As a result, ~~5~~four new employment sites have been selected for inclusion in the Revised Publication Local Plan. These sites were selected because they aligned with the preferred employment development strategy and were the highest scoring sites (of those not already included in the Plan or already been completed, and have been submitted through the call for sites process) considered in the 2019 evidence base. The additional employment sites proposed for allocation in the Revised Publication Local Plan are listed in Table 4.7 alongside the reasons each is selected for allocation.

4.8.5 The final Revised Publication Local Plan development strategy, including both residential and employment allocations, is shown in Figure 6.1 to Figure 6.3.

**Table 4.7: Additional employment sites selected at 2021 Revised Publication Local Publication-Plan stage**

Site	Reasons for allocation
<u>ID 20 Standard Way, Wallington;</u>	<u>Falls within the urban area or sustainable urban fringe location adjacent to existing employment area, in alignment with preferred employment development strategy option 6</u>
<u>ID 205 Land north of St Margaret's Roundabout;</u>	<u>Falls within the urban area or sustainable urban fringe location adjacent to existing employment area, in alignment with preferred employment development strategy option 6</u>
<u>ID 3025 Little Park Farm, Park Gate; and</u>	<u>Falls within the urban area or sustainable urban fringe location adjacent to existing employment area, in alignment with preferred employment development strategy option 6</u>
<u>ID 3034 Land North of Military Road, Wallington.</u>	<u>Falls within the urban area or sustainable urban fringe location adjacent to existing employment area, in alignment with preferred employment development strategy option 6</u>

## 5 Assessment of Reasonable Alternatives

### 5.1 Individual Developable Sites

- 5.1.1 As described in section 4.4.1, the development of reasonable alternatives commenced with an assessment of individual sites brought forward through a 'Call for Sites'. Drawing on the findings of the spatial site assessments, a high level assessment (HLA) was undertaken for each potential allocation against the full range of 11 SA Objectives. The HLA gives a broad overview of the sustainability performance of each site, categorising each effect as strongly positive, positive, neutral, mixed/uncertain, negative or strongly negative. The HLA results for the individual developable sites considered in the Draft Plan in 2017, ~~and~~ in the Supplement to the Draft Plan [and the Publication Plan](#) in 2020, [and the Revised Publication Local Plan in 2021](#) are presented in matrix format at Appendix F, and a summary follows.
- 5.1.2 At the HLA stage, the majority of potential allocations were found to have positive effects on the socioeconomic SA Objectives, including Objective 1 (housing) and Objective 11 (health). This is because of their potential contribution towards meeting housing need, including affordable homes, in locations with access to open space. Many, particularly sites in Fareham Town Centre, were also predicted to positively affect Objective 10 (vitality of centres) by contributing to regeneration and supporting existing town centre uses. However, [7812](#) sites were predicted to have mixed or negative effects on Objective 11 (health) due to a potential loss of open space on site if it were developed, or because of its limited accessibility to open space or health facilities. Some negative effects were predicted for Objective 4 (sustainable travel) due to poor levels of accessibility to public transport and/or services and facilities at some of the sites. The majority of sites had a neutral score in relation to 9 (economy and jobs) unless the site was proposed for employment use, in which case, these sites scored positively.
- 5.1.3 [Approximately Just under](#) half of the sites were judged – at a strategic level – to be neutral in relation to Objective 2 (heritage). This was usually because the site was not in close proximity to any known features of historical or archaeological value. However, the other half of sites were predicted to lead to mixed or negative effects on nearby heritage features, with the nature of impacts depending on how the site would be delivered. Similarly, approximately half of sites were considered to have positive or neutral effects on Objective 3 (landscape) because development would be located within the existing urban settlement boundary or an area identified as having lower landscape sensitivity and higher capacity in relation to new development. The other half was predicted to result in mixed or negative landscape impacts because they would involve development in an area of lower capacity and higher landscape sensitivity.
- 5.1.4 The majority of sites were found to have positive effects at the HLA stage on Objective 5 (climate change) and Objective 6 (pollution). The reasons for this were that developable sites for the most part avoided land with a high risk of flooding and coastal erosion. Approximately half of sites were found to have negative effects on Objective 8 (natural resources) on account

of loss of best and most versatile (BMV) agricultural or the loss of lower value agricultural land in addition to the potential sterilisation of underlying mineral deposits and / or proximity to the source protection zone (SPZ) at Wallington. The potential for impacts on Objective 7 (biodiversity) was largely mixed or neutral at the strategic level. Many of the sites are in relatively close proximity to a Site of Special Scientific Interest (SSSI) or internationally important nature conservation designations at Portsmouth Harbour and the Solent coastline, however, most of those within the urban area were assessed as neutral. Conversely 656 sites were predicted to lead to negative ecological impacts and this was for the most part due to the presence of a priority habitat or locally designated nature conservation feature within the site boundaries, or slight encroachment on or adjacent to sites of national or international importance.

- 5.1.5 The assessment results were presented in a Site Options Assessment report in December 2019<sup>16</sup>. Appendix G presents a summary of the reasons each site option was rejected or selected for inclusion as reasonable alternatives to the Publication and Revised Publication Local Plans.

## **5.2 Strategic Alternatives for Residential and Employment Land for the Draft Plan**

- 5.2.1 Following on from the assessment of individual developable sites, a series of strategic alternatives, comprising different combinations of individual site options, were devised by the Council which would meet the housing and employment needs of the Borough. Each of the strategic alternatives for residential and employment land was also subject to a high level assessment at the Draft Plan stage. Existing allocations from the current adopted Local Plan were excluded from this process and not re-appraised. The full assessment results from 2017 are given at Appendices H and I respectively, together with overview maps of the selected development sites in each case.
- 5.2.2 All strategic residential alternatives considered at the Draft Plan stage included Fareham Town Centre and other brownfield sites and greenfield clusters at Warsash Greenaway Lane and Segensworth, together with some level of development at Portchester. Of the nine options which were considered to be reasonable, Option 2A was assessed as being the most sustainable at the high level stage. Option 2A was predicted to lead to a broad range of positive effects with regards to housing provision, accessibility, flood risk and sources of pollution, and was largely neutral in relation to heritage features. However, some negative or mixed impacts were predicted with regards to loss of natural resources (principally BMV agricultural land and/or minerals deposits) and biodiversity. The Segensworth cluster was additionally noted as being constrained in relation to landscape sensitivity, while the limited availability of public open space around Brook Lane (Warsash) was also raised.
- 5.2.3 All other options had a similar range of positive and negative effects to Option 2A, but with some differences. Option 2B had added concerns regarding landscape sensitivity at sites close

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<sup>16</sup> UEEC (2020): *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan 2036 – Site Options Assessment*, January 2020. The 2020 Site Options Assessment Report can be viewed here: [https://www.fareham.gov.uk/planning/local\\_plan/localplansupplementconsultation.aspx](https://www.fareham.gov.uk/planning/local_plan/localplansupplementconsultation.aspx)

to Swanwick railway station. Option 2C raised concerns in relation to the loss of natural resources and impacts to the SPZ at Wallington, together with potential impacts on priority habitat for the site at Standard Way. Option 2D proposed a range of urban fringe sites in preference to land at Swanwick railway station or Wallington, but almost all of these were constrained in landscape terms, while many would also result in a loss of natural resources.

- 5.2.4 Options 2E and 2F introduced a new greenfield cluster at Newgate Lane where there are significant concerns regarding settlement separation and the capacity of the landscape to accept additional development, although the planned new relief road (not a proposal of the Local Plan) in this area was already expected result in negative effects. Options 2E and 2F also proposed two slightly different sets of urban fringe sites. For Option 2E these were predicted to lead to significant landscape impacts around Park Gate and Funtley Road, loss of natural resources and impacts to the SPZ at Wallington, together potential impacts on priority habitat for the site at Standard Way. For these reasons, Option 2E was assessed as being the least sustainable option available. Option 2F proposed fewer urban fringe sites and a reduced scale of development at Portchester, resulting in a lesser sustainability impact principally in relation to landscape constraints.
- 5.2.5 Options 3A, 3B and 3C were again all based on 2A but with a variety of additions and without the site at Cranleigh Road, Portchester. Option 3A proposed sites with landscape sensitivity close to Swanwick station, and led to concerns in relation to the loss of natural resources and impacts to the SPZ at Wallington. Option 3B proposed a range of urban fringe sites in preference to land at Swanwick railway station or Wallington, but almost all of these were constrained in landscape terms, while many would also result in a loss of natural resources. Finally Option 3C introduced a new greenfield cluster at Newgate Lane where there are significant concerns regarding settlement separation and the capacity of the landscape to accept additional development (notwithstanding the planned new relief road).
- 5.2.6 Of the three strategic employment alternatives which were considered to be reasonable, Option 4 was assessed as being the most sustainable at the high level stage. This was a result of both the overall amount of employment land being provided for in comparison to identified needs, together with the potential for site-specific effects at employment sites at Wallington including: limited accessibility by sustainable transport modes; proximity to the M27; impacts on the SPZ; or losses of priority habitat, BMV agricultural land and/or minerals deposits.
- 5.2.7 Those options which were taken forward within the Draft Plan preferred development strategy are set out in sections 4.5.5 to 4.5.7 with the reasons for each option's selection or rejection provided in Table 4.3 and Table 4.4.

### **5.3 Strategic Alternatives for the Supplement to the Draft Plan**

- 5.3.1 Following the introduction of the standard methodology for calculating housing need in 2018 and the subsequent need to review the housing numbers proposed in the Draft Plan, the strategic alternatives were augmented in 2020 as described in sections 4.6. This included consideration of eight broad areas across the Borough which could play a role in supporting the additional growth that was required. These eight areas were subject to high level assessment,

the full results of which are presented in the Interim SA Report<sup>17</sup>. This assessment supported the selection of new site allocations and two SGAs to supplement the preferred development strategy identified at the Draft Plan stage. These eight areas are therefore considered reasonable alternatives to the Plan. A description of the eight areas is provided in Table 5.1.

- 5.3.2 Of the eight areas, 'Land west of Portchester' was considered to be the most sustainable location at the high-level stage. Alongside 'Land between Fareham and Stubbington', 'Meon Valley' and 'Land south of Locks Heath', 'Land west of Portchester' had capacity to accommodate high levels of residential development making a significant contribution to the overall housing requirement in the Borough.
- 5.3.3 'Land west of Portchester' was also considered one of the least sensitive areas on landscape grounds, although development south of the A27 and the existing residential area there were localised areas where development could impact negatively on landscape character. 'Land south of Swanwick station' was also assessed favourably in terms of minimising landscape impacts. 'Meon Valley' was considered to be the most sensitive area for landscape, as the landscape here is considered to be one of the most distinctive and important landscapes within the Borough.
- 5.3.4 All eight areas contained heritage assets within their boundaries or just beyond, although 'Land around BurrIDGE' and 'Land between Fareham and Stubbington' were considered to have lowest risk of heritage impact, both directly and indirectly through impacts to the setting of heritage features. Potential heritage impacts associated with development on 'Land west of Portchester' were restricted to areas south of the A27 in and around the Cams Hill Estate.
- 5.3.5 'Land south of Locks Heath' and 'Meon Valley' were broadly considered to be the most ecologically sensitive potential areas of growth, with the Solent's internationally important sites extending into both areas. 'Land between Fareham and Stubbington' does not contain any international sites but large areas of agricultural land are categorised as 'Low Use' sites within the 2019 Brent Goose and Wader Strategy<sup>18</sup>. In the remaining five areas, mixed ecological effects were predicted with any loss of priority habitat resulting in locally adverse effects.
- 5.3.6 The greenfield nature of the eight areas of growth resulted in predicted adverse effects in terms of loss agricultural land and potential sterilisation of mineral deposits for all areas except for 'Land west of Western Wards'. A range of positive and negative effects were predicted across all eight areas in relation to accessibility and climate change, with levels of accessibility to key facilities generally higher in proximity to existing residential areas and around the fringes of the eight areas. However, 'Land south of Locks Heath' was considered to have particularly poor levels of accessibility with relatively few facilities within reasonable walking distance, particularly in and around Hook. Small pockets of flood zone are present in all eight areas, with the

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<sup>17</sup> UEEC (2020): *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan 2036 – Interim Sustainability Report*, January 2020. The Interim SA Report can be viewed here: [https://www.fareham.gov.uk/planning/local\\_plan/localplansupplementconsultation.aspx](https://www.fareham.gov.uk/planning/local_plan/localplansupplementconsultation.aspx)

<sup>18</sup> Whitfield (2019). *Solent Waders and Brent Goose Strategy 2019 Interim Project Report: Year One*. Hampshire and Isle of Wight Wildlife Trust. Curdrige

exception of the 'Meon Valley', a large portion of which is designated as flood zone 2 and 3. Areas of flood risk with 'Land west of Portchester' were restricted to the southern, coastal fringes.

**Table 5.1: Strategic alternatives for the Supplement to the Draft Plan**

<b>Land around BurrIDGE</b>	<b>Land around Swanwick Station</b>
This area is located in the north-west of the Borough, north of the M27. To the west and north-west, the area is bounded by the River Hamble and to the east by Botley Road.	This area is located in the north-west of the Borough covering the area of land between Lower Swanwick and Swanwick station, north of the A27. The M27 runs through the centre of the area in an approximate east-west direction.
<b>Land west of Western Wards</b>	<b>Land south of Locks Heath</b>
This area is located on the south-western edge of the Borough, running west of Warsash in the south to Lower Swanwick in the north and including Universal Marina.	This area is located in the south of the Borough. The area is bound to the north and west by the urban settlement of Locks Heath, to the south by the Solent and to the east by the Meon Valley.
<b>Land between Fareham and Stubbington</b>	<b>Land around Welborne Garden Village</b>
This area is located towards the south-east of the Borough in the strip of land which separates the urban areas of Fareham to the north, Stubbington to the south and Gosport to the east.	This area is located to the east of the Welborne Garden Village boundary, east of the A32 Wickham Road and north of the M27 junction 11. The land is predominantly in agricultural use.
<b>Land west of Portchester</b>	<b>Meon Valley</b>
This area is located between Fareham and Portchester with the M27 to the north and the Portsmouth Harbour waterbodies to the south and south-west. The A27 runs through the centre of the area in an east-west orientation.	The Meon Valley runs through the centre of the Borough with the River Meon at its heart. To the east this area is bound by the settlements of Fareham and Hill Head / Stubbington, and to the west by Locks Heath and agricultural land south of Locks Heath.

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## 6 **Publication [and Revised Publication](#) Local Plan Assessment**

### 6.1 **High Level Assessment of Policies**

- 6.1.1 Having completed high level assessments for the long list of potential site allocations, the 14 reasonable strategic alternatives for residential and employment land for the Draft Plan, and the eight additional strategic residential alternatives for the Supplement to the Draft Plan, it was considered prudent to repeat the process for the proposed policies of the [Revised Publication Local Publication](#)-Plan. Applying the HLA to proposed policies allows attention to be focused on particular strategic locations or policy themes which potentially lead to significant negative effects, while identifying those which are broadly neutral or positive overall. The results are given at Appendix J.
- 6.1.2 The findings show that policies for Strategic Housing Provision (H1) and Strategic Employment Land Provision (E1) are predicted to lead to a broad range of positive, mixed and occasionally negative effects against the majority of SA Objectives. The effects of these policies will largely be determined by the way they are implemented at the site level and are likely to be spatially-specific; they will depend on which sites are allocated and subsequently granted planning permission to implement the strategy. In order to examine the true effects of these policies, detailed assessments were prepared for site allocations with potentially significant environmental or socio-economic effects, as described below.
- 6.1.3 The majority of Development Management policies were predicted to have mainly neutral or positive impacts, which is to be expected because they aim to influence the design of development proposals and identify standards to which they should strive to adhere. For the most part, Development Management policies seek to be permissive towards certain types of development which fulfil specific criteria, and aim to neutralise the potential for significant negative effects where they are most apparent.

### 6.2 **Detailed Assessment Matrices**

- 6.2.1 Detailed assessment matrices (DAMs), as described at section 2.3.6, were prepared for any proposed site allocation appraised at the high level stage as having greater negative than positive effects overall, or those with one or more strong negative impacts on at least one SA Objective. Proposed site allocations with an area greater than 5ha were also subject to detailed assessment as, given the volume of development which could be brought forward on these sites, a more detailed investigation of potential effects was considered appropriate even if the other criteria were not met. Existing allocations from the current adopted Local Plan were excluded from this process and not re-appraised. Similarly allocated sites which have already been developed were excluded. To summarise, DAMs were prepared for the following sites and can be viewed at Appendix K:



- ▶ [ID20 Standard Way, Wallington;](#)
- ▶ [ID1341 Land east of Crofton Cemetery and west of Peak Lane, Stubbington;](#)
- ▶ [ID3009 Land west of Downend Road;](#)
- ▶ [ID3025 Little Park Farm, Park Gate;](#)
- ▶ ID3030 Downend Road East;
- ▶ [ID3032 Moraunt Drive, Portchester;](#)
- ▶ [ID3034 Land North of Military Road \(rear of waste transfer station\), Wallington;](#)
- ▶ ID 3036 Land South West of Sovereign Crescent;
- ▶ ID3088 Warsash Maritime Academy;
- ▶ ID3113 Daedalus East (Faraday) – Extended;
- ▶ ID3114 Swordfish Business Park, Daedalus West;
- ▶ ID3121 Funtley Road South, Fareham;
- ▶ ID3126 North & South of Greenaway Lane, Warsash (Greenfield Cluster 1);
- ▶ ID3128 Southampton Road, Segensworth (Greenfield Cluster 2);
- ▶ [ID3138 The Winning Post, 77 Burrige Road;](#)
- ▶ [ID3153 Land south of Longfield Avenue;](#)
- ▶ [ID3163 195-205 Segensworth Road;](#)
- ▶ ID 3228 68 Titchfield Park Road; ~~and~~
- ▶ [ID 3231 Land at 51 Greenaway Lane;](#)
- ▶ [ID3251 Menin House, Privett Road, Fareham;](#)
- ▶ [ID3252 Land north of Henry Cort Drive, Fareham;](#)
- ▶ [ID3253 Redoubt Court, Fort Fareham Road, Fareham;](#)
- ▶ [ID3254 Land west of Dore Avenue, Portchester; and](#)
- ▶ [BL1 Fareham Town Centre Broad Location for Housing Growth.](#)

### 6.3 Appraisal Commentary by SA Objective

- 6.3.1 The following sections present a commentary on the predicted significant positive and negative effects of the Publication [and Revised Publication Local](#) Plan on each SA Objective. Figure 6.1 to Figure 6.3 illustrate the distribution of proposed development site allocations [at-in](#) the [Revised](#) Publication [Local](#) Plan [stage](#).

# Fareham Local Plan

## Retained Publication Plan Allocations

-  Employment sites
-  Residential sites

## Revised Publication Plan Allocations

-  Employment sites
-  Residential sites
-  Fareham Town Centre Growth Area

-  Spatial Planning Areas
-  Borough
-  Defined Urban Settlement Boundaries

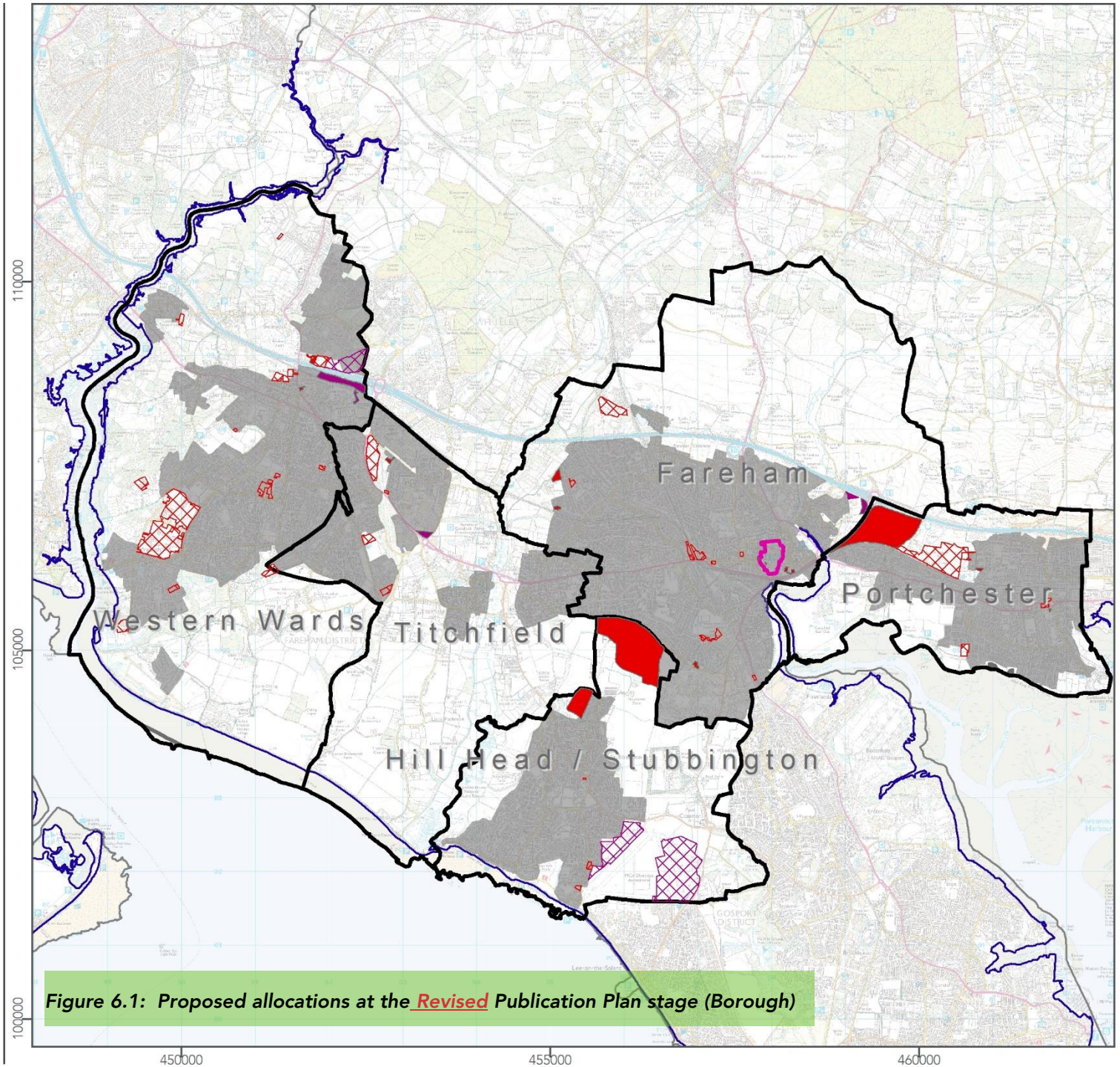


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Scale: 1:75,987      Created by: GC

Date: May 2021      Reviewed by: NP



Drawing number:  
UE-0192\_StratOptions\_210514



**Figure 6.1: Proposed allocations at the Revised Publication Plan stage (Borough)**

# Fareham Local Plan

## Retained Publication Plan Allocations

-  Employment sites
-  Residential sites

## Revised Publication Plan Allocations

-  Employment sites
-  Residential sites
-  Fareham Town Centre Growth Area

-  Spatial Planning Areas
-  Borough
-  Defined Urban Settlement Boundaries



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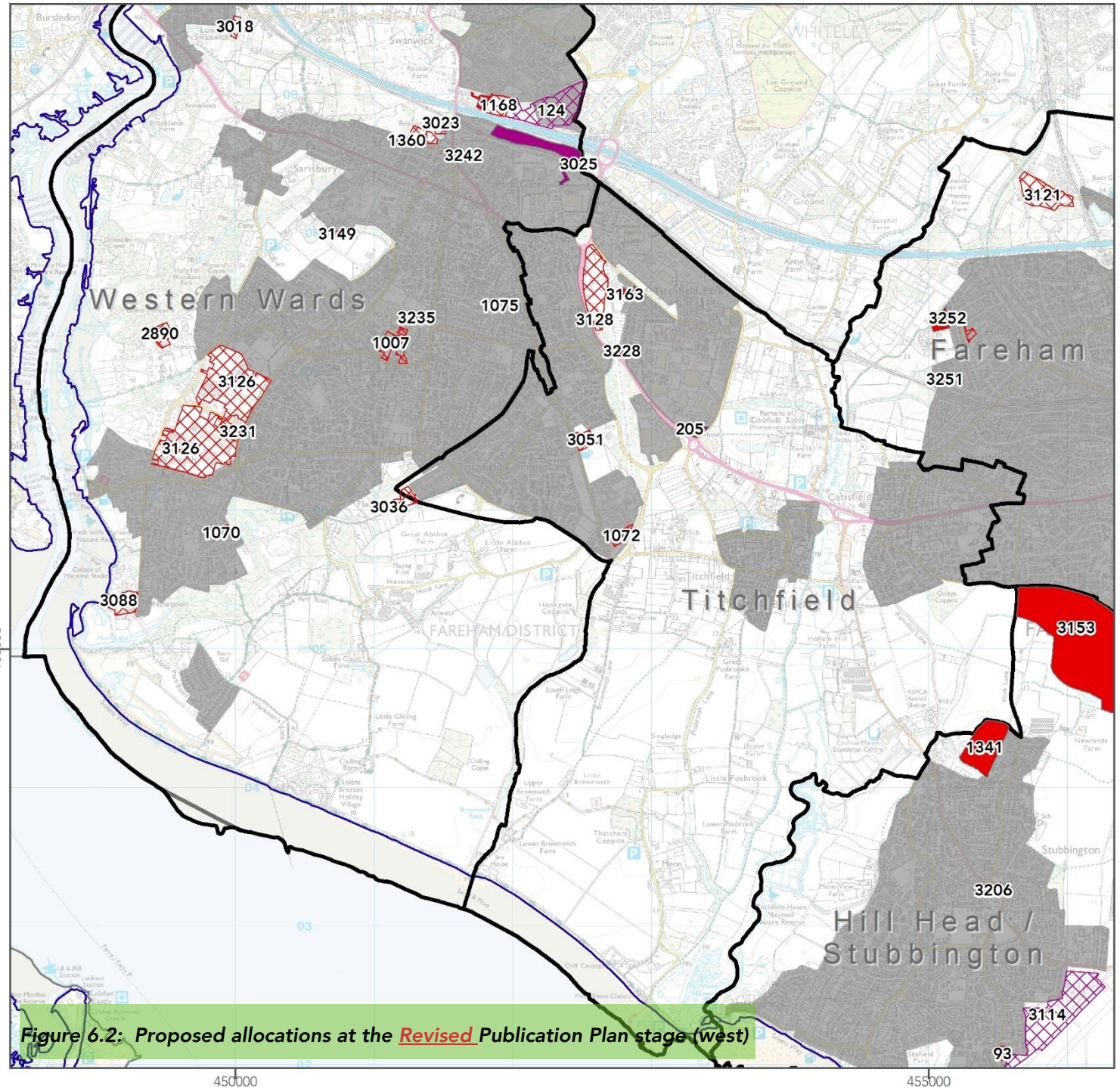




Figure 6.2: Proposed allocations at the Revised Publication Plan stage (west)

# Fareham Local Plan

## Retained Publication Plan Allocations

-  Employment sites
-  Residential sites

## Revised Publication Plan Allocations

-  Employment sites
-  Residential sites
-  Fareham Town Centre Growth Area
-  Spatial Planning Areas
-  Borough
-  Defined Urban Settlement Boundaries



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Date: May 2021      Reviewed by: NP

Drawing number:  
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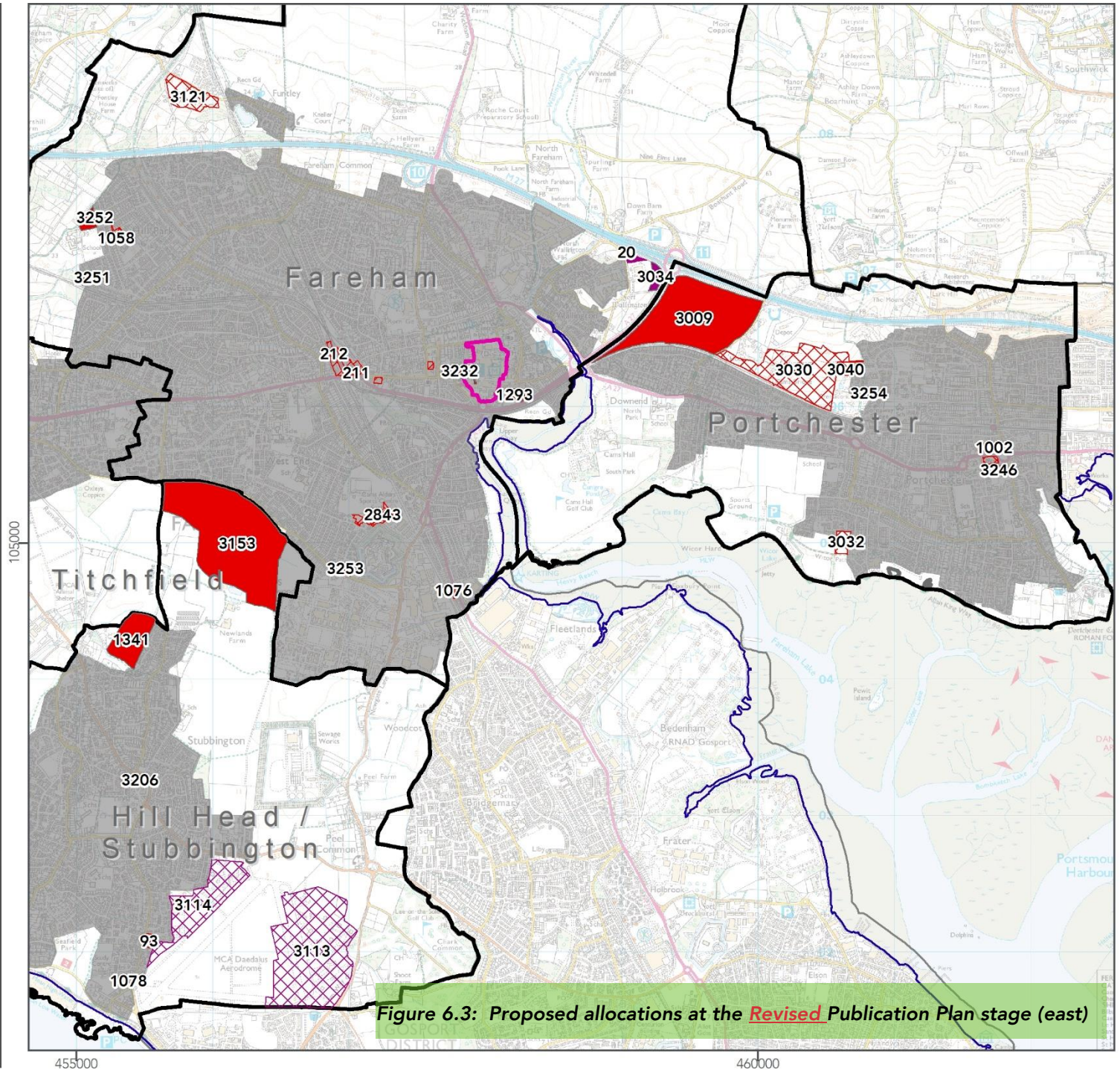


Figure 6.3: Proposed allocations at the Revised Publication Plan stage (east)

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## 6.4 SA1: To Provide Good Quality and Sustainable Housing for All

- 6.4.1 Dwelling vacancy rates in Fareham are favourable when compared to regional and national averages, but the total number of vacant dwellings was 1,092 in Fareham in 2018, 16% higher than in 2004. The supply of new affordable housing has decreased below target in recent years; 15 affordable homes were provided in 2018-2019 out of 291 housing completions<sup>19</sup>. However, at the current time the Revised Publication Local Plan estimates an affordable housing need of approximately 3,500 dwellings over the plan period. The number of households on the Local Authority Housing Register (register of applications for social rented housing) in 2017 was 1,046<sup>20</sup>, which is a decrease from 2016 (1,134 households), continuing a steady downward trend.
- 6.4.2 The Local Plan is expected to have a major positive effect on the provision of homes, including affordable homes. -Overall the plan provides for 10,594 ~~8,389~~ dwellings, ~~exceeding objectively assessed needs by 15%~~. Policy HP5 stipulates that all developments of 10 or more dwellings or which have a total floorspace exceeding 1,000 square metres should provide 40% as affordable homes for greenfield sites and 35% for brownfield sites (20% in Fareham Town Centre) of a mix of types, tenure and sizes, subject to viability. Policies HP6 to HP11 target a range of factors related to housing, including rural exception sites, adaptability/accessibility, self-build and provision for older people and gypsies, travellers and travelling showpeople, while the quality of homes is also addressed in policies on design and sustainability.
- 6.4.3 More generally, HP1 enables new homes to be brought forward in the countryside where this involves the conversion of an existing non-residential building, or a replacement dwelling of appropriate character. A number of Development Management policies are also predicted to make a positive contribution to this objective, including CC1 (Climate Change), CC2 (Managing Flood Risk and Sustainable Drainage), CC4 (Renewable Energy and Low Carbon Energy), D1 (High Quality Design and Place Making), D2 (Ensuring Good Environmental Conditions), D4 (Water Quality and Resources). In summary, long-term, significant positive effects are predicted in relation to the housing objective.

## 6.5 SA2: To Conserve and Enhance Built and Cultural Heritage

- 6.5.1 Fareham Borough is host to a wide range of built and cultural heritage features, as outlined at Appendix D, including over 400 listed buildings, 13 conservation areas, five scheduled monuments and one protected wreck. Particular features of interest include the grade I listed and scheduled monument of Portchester Castle, the scheduled monuments of Titchfield Abbey and the WWI heavy anti-aircraft gunsite at Monument Farm, and the wreck of the Grace Dieu, the largest of Henry V's 'great ships' and probably one of the largest clinker vessels ever built. A number of proposed development sites therefore have the potential to negatively affect the setting or fabric of these features, including sites of architectural or archaeological value.

<sup>19</sup> Fareham Borough Council: *Authority Monitoring Report 2018-2019*. Accessed online [21/04/20] at:

[https://www.fareham.gov.uk/planning/local\\_plan/amp.aspx](https://www.fareham.gov.uk/planning/local_plan/amp.aspx)

<sup>20</sup> Shelter (2019): [Housing Databank](#). Accessed online [29/5/19].

6.5.2 For instance, Fort Nelson scheduled monument is located c.600m north of Downend Road East [and c.440m north of Downend Road West](#). Although it is unlikely to be directly affected due to its distance from the sites, and its setting is unlikely to deteriorate further due to interpositioned development including the M27, the sites would be visible in views south from the Fort. The nearby Down End Chalk Pit (geological) SSSI may contain Palaeolithic remains which would require preservation/ interpretation if affected by the developments.

6.5.3 A group of five listed buildings located near the junction of Greenaway & Brook Lanes is unlikely to be directly affected by the North and South of Greenaway Lane, Warsash sites due to their distance from the cluster boundary (the closest being the Grade II listed former barn at Great Brook c.60m west). Their setting is likely to be preserved as a result of interpositioned properties. However, an archaeological Yellow alert located c.5m north-east of the northern part of the cluster (Cremation cemetery at Peters Road Locks Heath) could be negatively affected by the scale of development proposed (either directly or its setting); Yellow alert areas are archaeological sites of sub-national importance, and known complexity/extent. However, this is within an adjacent existing allocation under construction, and so is likely to have already been documented, protected or destroyed.

[6.5.4](#) [A number of sites are proposed for employment development in the \(Grade II listed\) Fort Wallington area. There are five archaeological Green alerts to the south of these sites which could be negatively affected by the scale of development proposed \(either directly or their setting\); Green alert areas are archaeological sites of known complexity but for which there is not yet a known extent. In addition, Cams Hall, Wallington and Fareham High Street conservation areas are nearby to the south/south-west although intervening development and infrastructure means that setting impacts are unlikely.](#)

[6.5.4](#)[6.5.5](#) Warsash Maritime Academy contains the Grade II listed buildings at the School of Navigation which would be directly affected by proposals to retain and convert them (subject to feasibility), and whose setting may deteriorate as a result of changed use. However, conversion to residential may be beneficial by providing a long term active use and preventing them from falling into disrepair.

[6.5.5](#)[6.5.6](#) Daedalus East contains 14 unlisted historic buildings (the hangers) and a large part of the HMS Daedalus Airfield HCC Archaeology Yellow Alert. Depending on the scale, massing and design of development proposals, the historic buildings and archaeological remains could be directly negatively affected, while their setting would also be at risk of deteriorating. The next nearest heritage assets are a group of Grade II listed buildings at Shoot Farm c.300m east, but these are unlikely to be directly affected due to their distance from the site. [Daedalus West contains 6 unlisted historic buildings and also contains a large portion of the HMS Daedalus Airfield HCC Archaeology Yellow Alert. These could similarly be directly negatively affected or experience a deterioration in setting.](#)

[6.5.7](#) The protected wreck site of the Grace Dieu, a large clinker-built carrack which burnt in the River Hamble in 1439 after being struck by lightning, falls partly within the Upper Hamble and Curbridge Creek Mooring Restriction Area outlined by policy NE7. Although the purpose of the policy is restrict new moorings which could negatively affect visual amenity or safe navigation, moorings in the vicinity of the Grace Dieu could impact on the fabric or setting of



the wreck. Any proposed moorings in this area will need to take account of the wreck in the siting, design and method of construction.

[6.5.66.5.8](#) [Heritage impacts associated with a cluster of sites to the north and south-west of Newlands Farm are likely to be minor. Setting impacts to Crofton Old Church and Crofton Manor are possible although intervening vegetation and screening may limit the extent of impact. There are yellow and green archaeology alerts located around Newlands Farm \(historic cores\). Direct impacts to these features are unlikely.](#)

[6.5.76.5.9](#) In order to help avoid these negative effects, the plan sets out a policy requirement for the protection and enhancement of the historic environment (policies HE1 to HE6) while D1 contains design standards that will enable development to come forward in a way which could enhance the setting of heritage features. For sites where the possibility of negative effects has been identified, mitigation is proposed including suggested requirements for a Heritage Statement to accompany the planning application and, where evidence points to potential presence of remains, site-specific mitigation such as investigative trenching, an archaeological watching brief, and recovery and interpretation of remains.

[6.5.86.5.10](#) In conclusion, the potential for short-term and long-term significant negative effects in relation to built and cultural heritage is real. However, it should be possible to reduce negative effects via high quality designs which respond to and enhance the setting of historical features and through the use of an appropriate selection of materials and considered design, while there is also potential for some positive long-term effects.

## **6.6 SA3: To Conserve and Enhance the Character of the Landscape**

6.6.1 The basic structure of Fareham's remaining countryside can be distilled down to a few key components: the open, rolling chalk downland of Portsdown Hill and heavily wooded farmland of the Forest of Bere to the north; the flat, coastal plain framed by estuarine/marine landscapes to the south; and the Hamble and Meon Valleys, and other river valleys that cut through the Borough from north to south, connecting the rural hinterland with the coast. This basic landscape structure represents the 'essence' of Fareham's landscape and provides a framework for the Borough's settlements, shaping their form and their character. Maintaining the ability to read this 'bigger picture' in the landscape of Fareham will be a fundamental test of the acceptability of future landscape change. It is paramount that the essential structure of the landscape (the essence of Fareham's character) remains evident to future generations, along with the more detailed variations in local character, that give different parts of the Borough their own distinctive identity and particular sense of place (LDA Design, 2017).

6.6.2 Although the Publication Plan in general and proposed policy DS3 (Landscape) only support development proposals that take account of the sensitivity of the receiving landscape, some of the site proposals are nevertheless predicted to lead to negative effects on landscape character.

[6.6.3](#) The Downend Road [East](#) sites falls within LLCA 11.3a and b. This whole area is typified by open arable downs of fringe character, forming an area of 'captured' farmland bounded by roads

(including the M27), railway and urban areas. The LCA concludes that the area is of lower sensitivity, although the middle and upper slopes are visible in the far distance from over 1km to the south. [Development would be more difficult to integrate in LLCA 11.3a due to the denuded, open character of these areas. The LLCA 11.3b has a more enclosed character and is therefore more able to accommodate change. There is better scope to accommodate new development in the south of the area towards the lower part of the slope \(maintaining a sense of green backdrop along the skyline\) and through new planting to reinstate former field boundaries and landscape features \(e.g. belts of trees and copses\) to break up and provide screening of development in views from the south.](#) ~~There is some potential for development as it is generally well screened from close views. There is better scope to accommodate new development in the south of the area towards the lower part of the slope (maintaining a sense of green backdrop along the skyline) and through new planting to reinstate former field boundaries and landscape features (e.g. belts of trees and copses) to break up and provide screening of development in views from the south.~~ Nevertheless minor negative effects are likely, both during construction and through impacts on the setting of Portchester.

[6.6.36.6.4](#) The Warsash Maritime Academy site is within the Lower Hamble Valley LLCA 2.1c and is typified by open coastal amenity land. The LCA concludes that the area is of high sensitivity, has a strong visual relationship with the adjacent high quality river landscape, and the semi-natural habitats at Hook Lake, and has little or no potential to accommodate new development. The mature tree cover, wetlands and open spaces alongside the river within the grounds of the maritime college are also of value and contribute to the setting of the River Hamble. These should be retained as far as possible in any future proposals for redevelopment of the campus land. Reuse of the existing buildings is likely to be compatible with the site's landscape value, although there is a risk of incremental changes in character. Minor negative effects on SA Objective 3 are predicted over the long term.

[6.6.46.6.5](#) The site at Moraunt Drive, Portchester, is within the Cams - Wicor Coastal Plain LLCA 12.1c and is typified by open coastal plain of fringe character. The LCA concludes that the area is of high sensitivity, characterised by a small-scale patchwork of open amenity grassland, strong belts of trees and areas of woodland, scrub and rough grassland, squeezed between built development to the north and the open water of Portsmouth Harbour to the south. The vegetation cover makes a significant contribution to the character and quality of the open spaces within this corridor, providing enclosure and shelter from coastal exposure and helping to reduce the influence of neighbouring urban development. Overall the LLCA is of moderate to high landscape quality. Significant effects are likely, both during construction and through impacts on the setting of Portsmouth Harbour, and moderate negative effects are predicted over the long term.

[6.6.6](#) The site south west of Sovereign Crescent in Locks Heath (ID 3036) is within LLCA 3.1a which is characterised as a heath associated with a wooded valley. It is dominated by extensive woodland and tree cover most of which developed naturally within the river valleys and on former commons and heaths. The area is judged to be of high value as part of the Borough's landscape resource and the area is of high sensitivity; generally there is very little potential for development apart from limited development at Fleetend where the site is located, set within

well-treed, strongly enclosed plots of land, of a similar character and scale to those dotted around the edges of the area. Moderate negative effects are predicted over the long term.

[6.6.56.6.7](#) [Land south of Longfield Avenue is located almost entirely within the Fareham to Stubbington Gap LLCA 7.1a characterised by open coastal plain of fringe character and forming part of a strategic wedge of open landscape which separates the urban areas of Fareham to the north, Stubbington to the south and Gosport to the east. The landscape is dominated by large, open fields, hence the landscape has a very expansive, open character allowing long-distance views over the level farmland. The introduction of the Stubbington Bypass will impact the rural character of the area introducing activity and noise into the agricultural landscape. However, the introduction of development into the agricultural landscape is likely to have a significant impact on the character and quality of existing predominantly rural views, unless it can be successfully integrated within a substantial framework of existing or new vegetation. Moderate negative effects are predicted.](#)

[6.6.66.6.8](#) Conversely, there are certain sites where there is scope for an improvement on the existing situation, as with the North and South of Greenaway Lane, Warsash sites for instance. The sites are within the Lower Hamble Valley LLCA 2.2a and are typified by small scale horticulture & smallholdings and wooded valley. The LCA concludes that the site is of low sensitivity, mainly because the character and quality of the landscape has been adversely affected by urban influences and some elements of the landscape are in poor condition. There is limited visibility from surrounding areas and the site does not make a significant contribution to the urban setting, meaning that the landscape is more tolerant of change and there is scope for development to bring about positive opportunities change by creating a coherent identity and sense of place. Short term negative effects on SA Objective 3 are possible, but long term positive effects should be deliverable if opportunities are embraced by development proposals.

[6.6.76.6.9](#) Similarly the Southampton Road, Titchfield Common site is within the Titchfield Corridor LLCA 5.1a and is typified by horticulture & smallholdings with a wooded valley running down the east side. The LCA concludes that the site is of lower sensitivity, due both to its low intrinsic landscape value and the adverse influences along its western boundary (A27, large employment units etc.), overhead power lines and areas of rough ground and 'vacant' land. Development would alter its character from undeveloped to urban but this would not necessarily result in unacceptable landscape impacts if it is well-integrated within the existing field pattern and structure of vegetation along road and field boundaries, and adequate buffers are incorporated to prevent impacts on the wooded valley landscape to the east.

[6.6.86.6.10](#) The employment sites at Daedalus East (Faraday) [and West \(Swordfish\)](#) ~~is~~are not within an area of directly constrained landscape capacity, and allocation will help to reduce development pressure in other, more sensitive parts of the Borough. [# Daedalus East](#) is, however, adjacent to Woodcot - Alver Valley LCA 8.2c, an area of open coastal plain and enclosed coastal amenity land of high landscape sensitivity (within the Stubbington - Fareham Strategic Gap) and low development capacity. Depending on the scale, massing and form of development, significant landscape impacts are possible by diminishing the coastal and rural character of adjacent land and impinging on the role of the strategic gap. On balance, mixed effects are predicted for this site over the long term, [whilst minor positive effects are predicted for Daedalus West-](#)

~~6.6.96.6.11~~ Proposed policies DS2 and DS3 are key to helping to reduce the scope for impacts by limiting the type of development coming forward in the countryside, directing development away from Strategic Gaps and requiring development proposals to respect, enhance and not harm the character or function of the landscape in which they sit. Similarly policy NE7 on new moorings specifically refers to the need to protect visual amenity in and around the River Hamble and Fareham Lake. The detailed site assessments include a range of recommendations, drawn mainly from the LCA, to mitigate landscape impacts, such as avoiding modifications to landform, siting development within existing field patterns and structural vegetation, avoiding intrusive structures or tall buildings in sensitive locations, or reinstating former features which have been lost from the landscape. Nonetheless there is likely to be a degree of short- and long-term residual negative impact on landscape character, quality and visual setting at the local scale in some parts of the Borough.

## **6.7 SA4: To Promote Accessibility and Encourage Travel by Sustainable Means**

6.7.1 The baseline (Appendix D) illustrated the spatial variability in accessibility to key services by walking, public transport and cycling from different parts of the Borough, based on Census 2011 data. The data were mapped as travel time to major employment centres, GP, hospitals, primary and secondary schools, community and leisure facilities, play equipment, accessible green space, train stations, bus stops, foodstores and town centres. In general terms the data show that travel times are shortest for residents in town and district centres, particularly for accessibility to schools, community and leisure facilities, high frequency bus stops, accessible green space and foodstores, but this pattern is less uniform for access to health care facilities, train stations and major employment areas. Locations north and south of the built up residential areas of Portchester, south of Swanwick and ~~in the SS~~ south of Fareham ~~SGA~~ tend to have the longest travel times to key services of all the locations assessed.

~~6.7.2~~ The spatial strategy directs development proposals to locations within existing settlement boundaries, resulting in significant short-, medium- and long-term beneficial effects by directing development to more sustainable locations (such as Fareham Town Centre) where there is a range of existing facilities and services, a mix of uses and opportunities for employment and a choice of sustainable transport modes. [To maximise this benefit, the Fareham Town Centre Broad Location for Housing Growth seeks development of 620 new homes during years 10 to 16 of the plan period.](#)

~~6.7.26.7.3~~ Notwithstanding this, some negative effects are predicted in relation to site allocations on the urban fringe or in less well connected locations, such as those at Funtley Road (Fareham), West of Sovereign Crescent and The Winning Post. Sites with ready access to the M27 are assessed as leading to mixed effects because, although future users will have good access, proximity to the motorway is likely to limit opportunities for sustainable patterns of travel to develop. Certain site-specific recommendations are made to help maximise the positive, such as the provision of on site cycle facilities and improved links to walking and cycling routes.

~~6.7.36.7.4~~ Turning to the plan's transport strategy, policy TIN1 and TIN3 are predicted to result in positive effects by increasing accessibility to jobs and local services, and TIN1 in particular is positive for promoting sustainable transport. TIN3 safeguards land for further development of the Rapid

Transit Scheme – Delme Roundabout, A27 from Delme Roundabout to Portsmouth boundary, Quay Street Roundabout and Fareham Bus Station, A27 Western Way, A27 Station Roundabout to Redlands Lane and Land to the West of Paxton Road.

## 6.8 SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change

- 6.8.1 Areas at risk of flooding within the Borough are focused on the main river corridors of the Hamble, Meon and Wallington, Brownwich stream, Hook Lake and at low lying areas along the coast such as the area south of Hook where two Coastal Change Management Areas (CCMA) are in operation.
- 6.8.2 For the most part the preferred development strategy successfully avoids locations at risk from fluvial or tidal flooding and coastal erosion, but with just a few exceptions. Around a quarter of the western end of the Warsash Maritime Academy site is subject to flood risk zones 2 and 3, while part of its south (8%) falls within the Hook Spit to Workman's Lane CCMA. However, the allocation envisages a development focused on reuse of the existing (listed) buildings and avoids new land uses in the at risk areas. In Portchester, ~~four~~<sup>two</sup> sites fall within the flood zone: 3-33 West Street and 12 West Street falls completely within flood risk zones 2 and 3. Assheton Court falls partly within flood zones 2 and 3, and Corner of Station Rd encroaches into flood zone 2 on its southern boundary. The ~~3-33~~ West Street allocation s requires a flood risk assessment to be carried out for this site and the Strategic Flood Risk Assessment for the Local Plan identifies a suite of design and flood warning measures which must be adopted prior to occupation. Around Titchfield Southampton Road, 399-403 Hunts Pond Road and 68 Titchfield Park Road encroach marginally into flood risk zones around the sites' boundaries. North of Stubbington, the sites at east of Crofton Cemetery and west of Peak Lane marginally encroaches into flood zones 2 and 3. In the town centre Fareham Station West also encroaches marginally into flood zone 2 at the southern access point.
- 6.8.3 Taken cumulatively, the [Revised](#) Publication Plan will contribute to an overall increase in carbon emissions, both during construction and operation of individual development sites, and more generally in relation to economic productivity. The [Revised](#) Plan includes requirements for good quality design and the sustainable use of energy and natural resources (D1, D2 and D4). Policy CC4 can also be expected to help reduce negative impacts by identifying the least constrained locations for future potential renewable energy proposals to be located. This is a criteria-based policy which does not allocate land for renewable energy proposals, but sets out the considerations which would need to be taken into account to make a site acceptable, including impacts on landscape, ecological, or heritage features or residential amenity. Policies CC2 and CC3 direct development away from areas which could be at increased risk of flooding and coastal erosion as a result of climate change, including requirements for the application of the sequential test and for the incorporation of Sustainable Drainage Systems.
- 6.8.4 In conclusion, while overall carbon emissions in the Borough can be expected to increase as a result of the Plan's implementation, leading to small-scale long-term negative effects in relation to climate change, the Plan also defines a spatial strategy for avoiding the resultant impacts and providing for an increased supply of renewable energy and for new development to be energy efficient and make more efficient use of natural resources.

## 6.9 SA6: To Minimise Air, Water, Light and Noise Pollution

6.9.1 Air quality is generally good in the Borough, however, there are still some concerns over nitrogen dioxide (NO<sub>2</sub>) levels caused by road traffic. Two Air Quality Management Areas (AQMA) are in place, at Gosport Road and Portland Street in Fareham. The main source of air and noise pollution is the road network, particularly the M27, while light pollution is higher along the road network and urban areas. In addition, the water quality status of surface waters (rivers and intertidal habitats) is mainly moderate at best, while groundwater quality status ranges from poor to good across the Borough. The SPZ at Wallington is the main ground water resource.

6.9.2 Many of the proposed policies are assessed as being neutral with regard to air, water, noise or light pollution, which is a result of their seeking to manage the way in which development comes forward. However, the assessment findings predict negative effects against SA6 for all sites subject to a detailed assessment. These range from small scale impacts to existing residents due to air, noise and/or light pollution at the local level, focused mainly on the construction phase but to a lesser extent including operational traffic movements. Future residents at Downend Road East are likely to experience noise, air quality and possibly light pollution effects due to their proximity to the M27.

[6.9.3 Minor impacts are predicted for sites around Wallington which are located within the SPZ and therefore there is a risk of groundwater contamination during the construction phases.](#) Minor impacts are predicted for sites such as North and South of Greenaway Lane, Warsash, Southampton Road (Titchfield Common) and Warsash Maritime Academy. Although these sites are not subject to significant sources of known pollution (e.g. AQMA, M27 or historic landfill) and are not within the SPZ, previous land uses indicate that ground contaminants may be present, and there is a potential impact pathway to sensitive nearby features (e.g. SPZ, SSSI, SAC, SPA or Ramsar) and hence water pollution during remediation/construction is a risk. This issue is also assessed in the accompanying Habitats Regulations Assessment.

[6.9.3 Impacts of greater significance arise where a combination of factors could affect multiple sensitive receptors. For instance, the site at Downend Road West \(Portchester\) is adjacent to the M27 which will be a long term source of air and noise pollution for future residents and its encroachment into the SPZ in the north-west corner presents a risk of groundwater contamination. Whilst there are no known sources of land contamination associated with the three Wallington employment sites, their position within the SPZ presents a risk of groundwater pollution.](#)

6.9.4 However, while there is scope for increased water or air pollution in the short-term, mitigation measures are available (such as Construction Environmental Management Plans, noise attenuation and pollution prevention measures) and more neutral effects are predicted in the longer term. Impacts on residential amenity through light and noise pollution are considered to be counterbalanced by the Plan's environmental protection policies, in particular D2 (Ensuring Good Environmental Conditions).

## 6.10 SA7: To Conserve and Enhance Biodiversity [and Geodiversity](#)

- 6.10.1 There is a range of internationally, nationally and locally designated nature conservation sites within and near to Fareham Borough, together with six Biodiversity Opportunity Areas (BOA) or parts thereof, sites of importance for Brent goose and waders, and a rich diversity of priority habitats and species. Designated sites of particular note include Portsmouth Harbour Site of Special Scientific Interest (SSSI), Special Protection Area (SPA) and Ramsar site, Solent Maritime Special Area of Conservation (SAC), Solent and Southampton Water SPA/Ramsar and their constituent SSSIs and the newly designated Solent and Dorset Coast SPA. Titchfield and the Western Wards support the greatest abundance of priority habitats, particularly grazing marsh and woodland respectively. The coastal parts of the Borough (Portchester, Hill Head / Stubbington, Titchfield and Western Wards) tend to have better access to, and be more constrained by, nature conservation designations particularly those of national or international importance. However, sites of local importance and fragments of ancient woodland are dotted throughout the Borough, albeit with less frequency within the settlement boundaries.
- 6.10.2 Overall the majority of proposed policies are considered to have neutral or positive effects on Objective 7, either being unrelated or by contributing to their protection. Conversely many of the sites subject to a detailed assessment were predicted to result in negative effects, although often only at the local/site level. Allocations which were identified as host to features of biodiversity importance include [Standard Way \(Coastal & Floodplain Grazing Marsh Priority Habitat\)](#), North and South of Greenaway Lane, Warsash (small areas of Lowland Mixed Deciduous Woodland Priority Habitat), west of Sovereign Crescent (c.33% Lowland Mixed Deciduous Woodland Priority Habitat), [Little Park Farm \(c.10% Lowland Mixed Deciduous Woodland Priority Habitat\)](#), [Menin House \(c.24% Lowland Mixed Deciduous Woodland Priority Habitat\)](#), south of Funtley Road (partly overlaps (3%) with Great Beamond Coppice SINC / ancient woodland), the Winning Post (entirely within South of Burrige Road SINC), ~~and~~ the Daedalus allocations which form part of Brent goose /wader site F13 which is classified 'Low Use/Secondary Support', [east of Crofton Cemetery and west of Peak Lane which lies within the Brent goose /wader site F17D which is classified 'Low Use' and South of Longfield Avenue large portions of which are designated as 'Low Use' for Brent goose and wader](#).
- 6.10.3 Warsash Maritime Academy is perhaps the most constrained in this respect with Coastal & Floodplain Grazing Marsh Priority Habitat forming 30% of the site area. Solent & Southampton Water SPA/Ramsar/SSSI, Solent Maritime SAC, Lee-on-Solent to Itchen Estuary SSSI, Hook with Warsash LNR and Brent Goose & Wader sites forming part of the SPA are all adjacent to the south and west. Directing development to the eastern part of the site and re-using existing buildings protects and buffers designated features, but moderate negative effects are nevertheless predicted, particularly during the construction phase.
- 6.10.4 Even where there are no known features of biodiversity importance, greenfield sites in particular could still lead to site-level impacts on protected or priority species such as amphibians, badger, bats, birds, hazel dormouse, or reptiles. Ecological surveys and assessment are recommended to establish which (if any) protected species may be using the sites and to design a suitable mitigation strategy, including for Brent goose and waders. Priority Habitats and others of greatest value should be retained, and mature hedgerows should be incorporated into development layouts. New habitats (e.g. tree and hedgerow planting,

wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.

- 6.10.5 Several sites are also being assessed through the HRA after being identified as likely to significantly affect SAC, SPA or Ramsar sites in and around the Borough although, at the time of writing, none of these are expected to result in adverse effects on the integrity of the designated sites. Residential proposals will be required to contribute to the Solent Recreation Mitigation Partnership to prevent impacts to these sites, as stipulated by proposed policy NE3. In addition, policies NE1 (Protection of Nature Conservation, Biodiversity and the Local Ecological Network), NE3 (Recreational Disturbance on the Solent SPAs), NE4 (Water Quality Effects on the SPAs, SACs, and Ramsar Sites of the Solent) and NE5 (Solent Wader and Brent Goose Sites) aim to ensure that development proposals avoid or reduce negative effects, including for Brent Geese and waders, and contribute towards ecological enhancements and the local ecological network. Policy NE2 also introduces a requirement for residential and commercial development to provide at least 10% net gain for biodiversity for the lifetime of the development, in line with the forthcoming Environment Bill.
- 6.10.6 In conclusion, the Plan is predicted to lead to negative impacts to ecological receptors in the short to medium term, but many of these impacts are capable of being mitigated. Long-term effects are likely to be both positive and negative, and highly site-specific.

## **6.11 SA8: To Conserve and Manage Natural Resources**

- 6.11.1 Many parts of the Borough feature Best and Most Versatile agricultural land and/or safeguarded minerals deposits. The majority of policies and many individual sites are predicted to have broadly neutral outcomes in relation to natural resources, which is a reflection in part of the plan's focus on the existing defined settlement boundaries. Losses of BMV agricultural land have been minimised in this way. The effects of individual proposals are expected to be minimised by policies DS1 and D2 regarding sustainable design and use of natural resources, but the extent to which this is successful will depend on how these policies are implemented in practice. Overall, the plan can be expected to result in small scale long-term negative effects via a general increase in the consumption of water and materials, however, it is considered to make a significant contribution to the best use of land.
- 6.11.2 Site-specific impacts were predicted for North and South of Greenaway Lane, Warsash and the large greenfield site at Southampton Road, Titchfield Common, many of which are disused horticultural plots and so are naturally of high value with large areas of Grade 1 and 2 agricultural land. Warsash Maritime Academy, south of Funtley Road, 68 Titchfield Park Road, 51 Greenaway Lane, [the three Wallington sites, South of Longfield Avenue, east of Crofton Cemetery / west of Peak Lane](#) and Daedalus all also contain BMV agricultural land, minerals deposits or both. Downend Road East contains significant areas of Grade 3a (52%), which is classed as BMV and a safeguarded waste processing site, [whilst Downend Road West is almost entirely located on Grade 2 land and also contains mineral deposits as well as encroaching onto a safeguarded waste processing site.](#)



- 6.11.3 It is recommended that soils within the built footprint of these developments should be removed prior to construction for re-use in landscaping and habitat creation elsewhere on site, and commercially viable mineral deposits should be extracted to prevent sterilisation.

## **6.12 SA9: To Strengthen the Local Economy and Provide Accessible Jobs**

- 6.12.1 Between January 2010 and January 2018 the unemployment rate in Fareham has fluctuated between 2% and 5%. Overall it decreased by approximately 2% in this timeframe, significantly less than in the South East and England unemployment where rates decreased by approximately 2.5% and 3.5% respectively. However, Fareham's unemployment rate has been consistently lower than that of the regional and national scales. Gross Value Added per head of population was lower than the national average at £23,863 (in south Hampshire) compared to £27,949 in England in 2017. The sector of the economy with the highest GVA in South Hampshire was distribution, transport, accommodation and food, followed by public administration, education and health.
- 6.12.2 Significant short-, medium- and long-term beneficial effects are predicted with regard to strengthening the local economy. Overall the plan provides for [121,964](#) ~~140,749,000~~ m<sup>2</sup> employment floorspace, ~~exceeding the PUSH target by 25%~~. Specific policies which contribute strongly to Objective 9 include: Policy E1 (Strategic Employment Land Provision) provides for this target floorspace to be met through sites with existing planning permission for employment uses, delivery of employment floorspace at Welborne, the strategic site at Daedalus (Solent Enterprise Zone) and additional employment allocations in the [Revised](#) Publication [Local](#) Plan. Policies E2 to E5 allocate ~~3~~ [seven](#) sites for B-class employment uses, in addition to Welborne, including ~~Solent 2, Whiteley,~~ Faraday Business Park and Swordfish Business Park at Daedalus, [Solent 2, Whiteley, Land north of St Margaret's Roundabout, Land North of Military Road, Little Park Farm, and Standard Way, Wallington](#). A number of Development Management policies are also predicted to make a positive contribution to this objective, including D1 (High Quality Design & Place Making), D4 (Water Quality and Resources).

## **6.13 SA10: To Enhance the Vitality and Viability of Centres and Respect the Settlement Hierarchy**

- 6.13.1 The Publication [and Revised Publication Local](#) Plan is predicted to result in significant short-, medium- and long-term beneficial effects for the vitality and viability of centres, particularly as a result of the Fareham Town Centre [Broad Location for Housing Growth's](#) regeneration opportunities and the plan's general approach to limiting development outside of defined settlement boundaries. No proposed allocations were considered to result in negative impacts by competing with existing centres, although those at Warsash Greenaway Lane could slightly diminish the vitality of neighbouring areas through coalescence, thereby weakening local distinctiveness and sense of place.

## **6.14 SA11: To Create a Healthy and Safe Community**

- 6.14.1 All five of the local areas in Fareham Borough have good provision of rights of way and cycle routes, both within urban areas, and linking to the countryside or coastal areas. Titchfield in particular benefits from the accessible riparian corridor along the River Meon, which links the village with Titchfield Haven and beyond to the coastal path. Similarly, the River Hamble provides a recreation and wildlife corridor along the south and west of the Western Wards, which also benefit from a good number of small areas of amenity open space dotted across the urban area, improving accessibility and visual amenity for residents and workers, as well as patches of woodland in the more peri-urban areas. Overall the Western Wards has a large surplus of both natural greenspace and amenity open space, though there is under-provision of both in the ward of Park Gate. Hill Head / Stubbington, Fareham and Portchester have proportionally fewer yet generally larger areas of amenity open space, however Fareham West has a particular deficit of natural and amenity spaces.
- 6.14.2 The majority of proposed development sites are expected to make at least a minor contribution towards further this objective, whether as a result of providing for high quality housing, by promoting sustainable and active travel modes, or providing for open space, cultural, leisure or community facilities. Proposed policies NE9, NE10 and NE11 make specific contributions in this respect by resisting proposal which would damage the green infrastructure network, protecting existing public open spaces and public rights of way, and seeking to develop new areas of open / green space.
- 6.14.3 Of the sites subject to detailed assessment, North and South of Greenaway Lane, Warsash, and Southampton Road, Segensworth are expected to lead to significant positive effects because they include requirements for sports and play provision, areas of open space, and improved pedestrian/cycle access into and through the site. Positive effects are also likely for Warsash Maritime Academy because there is potential for the site to include care home, hotel or leisure uses, and additional open space would also be provided. The sites south of Funtley Road would all include new areas of open space on site or nearby.

## **6.15 Cumulative Effects Assessment**

- 6.15.1 The results of the cumulative effects assessment are presented in Table 6.1. Overall greater positive than negative cumulative effects on the SA Objectives are predicted to result from the Publication [and Revised Publication Local](#) Plan.

**Table 6.1: Cumulative, synergistic and indirect effects**

Objective	Proposals which combine to bring cumulative/synergistic effects	
	Positive	Negative
-		
1. To provide good quality and sustainable housing for all	HP1 to 11, H1, HA*, E4, CC1, CC2, CC4, NE9 to NE11, D1	None
2. To conserve and enhance built and cultural heritage	DS3, H1, NE6, NE7, TIN3, D1, HE1 to HE6, HA*	H1, HA*, E2, E3, NE7, TIN3
3. To conserve and enhance the character of the landscape	DS1 to DS3, HP3, H1, HA*, E2, NE1, NE2, NE6, NE7, NE9 to NE11, TIN3, D1, HE1 to HE6	H1, HA*, E2, TIN3
4. To promote accessibility and encourage travel by sustainable means	DS1, H1, HA*, E3, E4, R1, R2, R4, CC1, NE7, NE9, TIN1, TIN3, TIN4, D1, D3	H1, HA*, E2, E4
5. To minimise carbon emissions and promote adaptation to climate change	H1, HA*, E2, E3, E4, CC1 to CC4, NE1, NE2, NE6, NE8 to NE11, TIN1, TIN3, TIN4, D4	H1, HA*, E2, TIN3
6. To minimise air, water, light and noise pollution	H1, HA*, E2, E3, CC2, NE1, NE2, NE6, NE8, NE9, TIN3, TIN4, D1, D2, D4	H1, HA*, E4, TIN3, TIN4
7. To conserve and enhance biodiversity	DS1, D2, DS3, H1, HA*, CC1, CC2, NE1 to NE6, NE8 to NE11, TIN3, TIN4	H1, HA*, E2 to E4, TIN3
8. To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	DS1, DS2, H1, HA*, E2, E3, E4, CC1, NE9, NE10, NE11, TIN3, TIN4, D1, D3, D4	H1, HA*, E2, E3, E4, TIN3
9. To strengthen the local economy and provide accessible jobs	DS1, E1, E2, E3, E4, E5, E6, R1, CC4, TIN1, TIN3, TIN4	
10. To enhance the vitality and viability of centres and respect the settlement hierarchy	DS1, H1, HA*, E1, E5, R1, R2, R3, R4, TIN1, TIN3, TIN4, D1, D3	H1
11. To create a healthy and safe community	DS2, HP3, HP13, H1, HA*, E2, E3, E4, R1, R4, CC1, NE1, NE2, NE6, NE9, NE10, NE11, TIN1, TIN4, D1, D2, D5	H1, HA*, E2

\*Housing allocations (policies HA1 to [HA44HA56](#), [FTC 31-69](#) and [BL1](#))

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# 7 Mitigation and Monitoring

## 7.1 Summary of Mitigation

7.1.1 Table 7.1 summarises the range of mitigation measures proposed through the SA process to date. Many of these measures are recommended against proposals which are predicted to have positive effects, and are therefore intended to help maximise the positive sustainability effects of implementing the policy or proposal. The mitigation measures are derived from the Detailed Assessment Matrices presented at Appendix K. A number of these measures have been embedded within the Publication [and Revised Publication Local](#) Plan policies. Where this is the case the relevant policy numbers have been provided within Table 7.1.

**Table 7.1: Summary of proposed mitigation**

Objective	Recommended mitigation
1. To provide good quality and sustainable housing for all	No significant negative effects predicted.
2. To conserve and enhance built and cultural heritage	It should be possible to reduce negative effects via high quality designs which respond to and enhance the setting of historical features, and through structural landscaping. Heritage Statements should be prepared for schemes with potentially significant constraints and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains) (Policies HE1 to HE6, D1).
3. To conserve and enhance the character of the landscape	For sites with significant landscape constraints, Landscape Assessments should be carried out to assess and mitigate impacts to sensitive landscape features (Policy DS3). In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should refer to the relevant LLCA in the Borough’s landscape assessment (LDA Design, 2017) Other measures include: <ul style="list-style-type: none"> <li>• Avoid damage or disturbance to features of recognised landscape/ecological value</li> <li>• Integrate development within existing field patterns and vegetation structure, retaining and reinforcing hedgerows, trees and other mature vegetation</li> <li>• Protect and extend existing cover of woodland, trees, hedgerows</li> <li>• Avoid tall buildings or large structures that would be difficult to mitigate</li> <li>• Contribute to a new, distinctive character for the area, with a strong sense of place and local identity, that reflects past uses and landscape context</li> <li>• Avoid ribbon development and settlement coalescence by providing strong landscape buffers</li> </ul>

Objective	Recommended mitigation
	<ul style="list-style-type: none"> <li>• Use appropriate native species within new planting schemes</li> <li>• For sites in downland areas, avoid significant modification of natural contours through cut &amp; fill operations</li> <li>• Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links</li> </ul>
<p>4. To promote accessibility and encourage travel by sustainable means</p>	<p>Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). Travel Plans would help to increase use of sustainable modes and could focus on enhancing pedestrian/cycle access to railway stations, Fareham-Gosport BRT or bus routes to reduce reliance on the car transport (Policies TIN1 and TIN3).</p>
<p>5. To minimise carbon emissions and promote adaptation to climate change</p>	<p>District heating type initiatives could be particularly suitable for larger cluster sites. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided (Policies D1, NE6, NE8).</p> <p>Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area, but without resulting in impacts to groundwater quality within the SPZ (Policy CC2).</p> <p>For Warsash Maritime Academy, development layout should be directed away from the parts of the site subject to coastal erosion and flood risk.</p>
<p>6. To minimise air, water, light and noise pollution</p>	<p>A CEMP should include measures to reduce construction noise, contamination, water quality and air quality impacts. Following site investigation, design of remediation strategy should include measures within the CEMP to manage risk of mobilised contaminants entering surface or ground waters, and to reduce noise impacts.</p> <p>Sustainable transport measures should be incorporated as per the recommendations for SA4 (Policy TIN1).</p> <p>For sites close to the motorway, noise and pollution attenuation measures will be required to protect future occupants from the effects of the M27.</p> <p>For sites within the SPZ, specific pollution prevention measures will be required to avoid impacts to ground water resources. (Policy D5)</p>
<p>7. To conserve and enhance biodiversity</p>	<p>Ecological surveys and assessment will be required to establish which (if any) protected species may be using a site and to design a suitable mitigation strategy.</p> <p>Loss of Priority Habitats should be avoided, and elsewhere habitats of greatest interest should be retained, e.g. woodland, hedgerows and mature/veteran trees should be incorporated into development layout (Policies NE1, NE6).</p> <p>New habitats (e.g. tree and hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape &amp; visual impacts, and to increase robustness of existing habitats.</p> <p>For land south of Funtley Road, Fareham, SINC and ancient woodland habitats within the site should be retained and buffered from the impacts of development,</p>

Objective	Recommended mitigation
	both during construction and operation.
8. To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	<p>Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site.</p> <p>Commercially viable mineral deposits should be extracted to prevent sterilisation.</p> <p>Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates.</p> <p>Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.</p> <p>Small scale community orchards or allotments could be considered for sites with sufficient space.</p>
9. To strengthen the local economy and provide accessible jobs	<p>Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.</p>
10. To enhance the vitality and viability of centres and respect the settlement hierarchy	<p>No significant negative effects predicted.</p>
11. To create a healthy and safe community	<p>For sites with limited accessibility to open space, opportunities should be explored to provide new open spaces or improve access to existing areas (Policy NE10).</p> <p>On larger sites, if space permits a fitness trail or outdoor gym facilities could be provided as part of the open space proposals.</p>

## 7.2 Requirements for Monitoring

7.2.1 The SEA ~~Directive~~ ~~Regulations~~ states that *“The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action. Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action”* (Article 40.1 ~~Regulation~~ 17(1)). In addition, the Environmental Report (or Sustainability Report) should provide *“... a description of the measures envisaged concerning monitoring”* (~~Annex 4~~ ~~Schedule~~ 2(9)).

7.2.2 The SA monitoring framework should be targeted towards the aspects of the environmental, social and economic baseline which are assessed as likely to be significantly affected during implementation of the plan. Ideally SA monitoring proposals should be aligned with or

incorporated within monitoring that is scheduled for the plan itself, both to avoid duplication and ensure that appropriate remedial action can be taken.

7.2.3 Monitoring is particularly useful in helping to answer the following questions:

- ▶ Were the assessment’s predictions of sustainability effects accurate?
- ▶ Is the plan contributing to the achievement of desired sustainability objectives?
- ▶ Are mitigation measures performing as well as expected?
- ▶ Are there any unforeseen adverse effects? Are these within acceptable limits, or is remedial action required?

### 7.3 Monitoring Framework

7.3.1 Table 7.2 presents preliminary proposals for a programme of monitoring to measure the plan’s performance in relation to the SA Objectives against which significant effects were identified, and seeks to monitor where uncertainties relating to the appraisal findings arose.

7.3.2 The monitoring framework is, at this stage, preliminary and may evolve in response to the results of consultation or changes to the plan. The final monitoring framework will be included in the Post Adoption Statement.

**Table 7.2: Proposed monitoring framework**

SA Objective	Parameter	Cycle	Action (trigger)
1. To provide good quality and sustainable housing for all	Net additional dwellings completed between 2021 and 2037 (target = 8,389)	Every year	Consider introduction of stronger policies; Work with partners to improve rate of delivery (if delivery falls behind trajectory)
	Sites to deliver a mix of house types and sizes in line with that recommended by the most recent housing market assessment – mix to be assessed against completion and the 5yr supply (% by type) and plan period (total number)	Every year	Refuse new or refreshed permissions for oversupplied types (if completions / projections show oversupply of one or more types); Encourage developers to meet required mix (where there is an undersupply)
	40% greenfield / 35% brownfield on site affordable housing provision (20% in Fareham TC) for all sites exceeding 10 dwellings or 1,000m <sup>2</sup>	Every year	Refuse permission for schemes yielding <20% (when the number of schemes within the 5yr supply failing target exceeds 10%)
	Affordable element to deliver a mix of house types and sizes in line with that recommended	Every year	Refuse oversupplied types within proposals (if completions / projections



SA Objective	Parameter	Cycle	Action (trigger)
	by the most recent housing market assessment – mix to be assessed against the 5yr supply (% by type) and plan period (total number)		show oversupply of one or more types); Encourage developers to meet required mix (where there is an undersupply)
2. To conserve and enhance built and cultural heritage	Change in number/proportion of heritage assets on the at-risk register, the HCC Historic Environment Record and The Local List	Every two years	Case-specific
3. To conserve and enhance the character of the landscape	Number & area of planning permissions in areas of high or moderate landscape sensitivity	Every two years	Consider introduction of stronger policies
4. To promote accessibility and encourage travel by sustainable means	Density of housing in Fareham Town Centre to be at least 75 dwellings per hectare	Every two years	Consider introduction of stronger policies
	Length of new cycle routes adopted	Every two years	Consider introduction of stronger policies
5. To minimise carbon emissions and promote adaptation to climate change	No. dwellings / amount of non-resi floorspace designed with district heating	Every five years	Consider introduction of stronger policies
	Kilowatt-hours of renewable energy designed for use within development	Every year	Consider introduction of stronger policies
	No. proposals not accompanied by SuDS	Every two years	Consider introduction of stronger policies
	No. dwellings permitted within FZ2/3	Every year	Consider introduction of stronger policies (>0 dwellings)
6. To minimise air, water, light and noise pollution	No. proposals within AQMA or within 100m of M27 / other significant air pollution source	Every year	Consider introduction of stronger policies
	No. proposals within SPZ1/2 not accompanied by CEMP	Every two years	Consider introduction of stronger policies
7. To conserve and enhance biodiversity	Changes to the total area of locally designated sites (e.g. SINC)	Every two years	Identify opportunities for habitat management / creation (>5% loss of total area)
	Change to the total area of Priority Habitat	Every two years	Identify opportunities for habitat management / creation (>5% loss of total area)
8. To conserve and manage natural resources (water, land, minerals, agricultural	Area of ALC Grade 3a or above sterilised by development	Every year	Consider introduction of stronger policies to protect remaining land (>10% loss of total area)

SA Objective	Parameter	Cycle	Action (trigger)
land, materials)	Amount (tonnes) of soil reused within strategic allocations	Every five years	Consider introduction of stronger policies to protect remaining land
	Area of safeguarded minerals deposits sterilised by development	Every year	Consider introduction of stronger policies to protect remaining land (>10% loss of total area)
	Number/proportion of major developments (10+ units) submitted with Site Waste Management Plans to be at least 100%	Every five years	Consider introduction of stronger policies
9. To strengthen the local economy and provide accessible jobs	Level of out-commuting in relation to (2011) baseline figure of 53%	Every two years	Consider policy realignment to promote employment development suitable for to resident population
10. To enhance the vitality and viability of centres and respect the settlement hierarchy	Buoyancy of Primary / Secondary Shopping Frontages: footfall, viability, vacancy	Every two years	Work with relevant operators to understand and address reasons for decline
11. To create a healthy and safe community	Area of public open space lost to development	Every year	Consider introduction of stronger policies to protect remaining land (>10% loss of total area)

## 8 Summary and Consultation Arrangements

### 8.1 Summary and Next Steps

- 8.1.1 The Sustainability Report presents the findings of a combined SA and SEA for the Fareham Borough Local Plan 2037.
- 8.1.2 The report accompanies the [Revised Publication Local Publication](#) Plan prepared under Regulation 19 of the 2012 Regulations, forming part of the evidence base upon which the plan is based, and incorporates the Environmental Report which is required in accordance with the SEA Regulations 2004. It includes an assessment of the reasonable alternatives which were considered during preparation of the plan, and makes recommendations for mitigating and monitoring its significant effects.
- 8.1.3 Overall, significant long-term positive sustainability effects are predicted to result from the Local Plan, particularly in relation to provision of housing, accessible travel, economy and jobs, and the vitality and viability of centres. Nevertheless, significant negative or mixed effects are also predicted, especially in relation to biodiversity, air, soil and water resources, heritage assets, landscape character, and natural resources, although many of these impacts have been minimised through the development strategy and are capable of being mitigated.
- 8.1.4 Following a period of public comment, the [Revised Publication Local Publication](#) Plan, its Sustainability Report, wider evidence base, and representations will be submitted for Examination in Public. Modifications to the Local Plan may be made in response to examination, and any significant changes to the plan will be subject to additional appraisal in a revised SA report or addendum.
- 8.1.5 SEA Regulations 16.3c(iii) and 16.4 require that a 'statement' be made available to accompany the plan, as soon as possible after the adoption of the plan or programme. The purpose of the Post Adoption Statement is to outline how the SA process has informed and influenced the development planning process and demonstrate how consultation on the SA was taken into account. The statement will contain the following information:
- ▶ The reasons for choosing the plan as adopted in the light of other reasonable alternatives dealt with;
  - ▶ How environmental considerations were integrated into the plan;
  - ▶ How consultation responses were taken into account; and
  - ▶ Measures that are to be taken to monitor the significant effects of the plan.

## 8.2 Consultation Arrangements

8.2.1 The Sustainability Report is being made available for public comment as part of a period of representations on the Revised Publication Local ~~Publication~~ Plan in ~~autumn 2020~~ summer 2021 and can be viewed at:

<http://www.fareham.gov.uk/planning/farehamlocalplanreview.aspx>

8.2.2 Alternatively hard copies can be viewed at:

**Planning Strategy  
Fareham Borough Council  
Civic Offices, Civic Way, Fareham, Hampshire PO16 7AZ**

8.2.3 Representations should be sent to:

**Planning Strategy  
Fareham Borough Council  
Civic Offices, Civic Way, Fareham, Hampshire PO16 7AZ  
[planningpolicy@fareham.gov.uk](mailto:planningpolicy@fareham.gov.uk)**

## References and Bibliography

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- European Council (1992): *Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*.
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- LDA Design (2017): *Fareham Landscape Assessment*.
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- Partnership for Urban South Hampshire (PUSH; 2016): *Spatial Position Statement*.
- United Nations Educational, Scientific and Cultural Organisation (UNESCO, 1971): *Convention on Wetlands of International Importance especially as Waterfowl Habitat*. (Ramsar (Iran), 2 February 1971, UN Treaty Series No. 14583).

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# Appendix A: Schedule 2 of the SEA Regulations

## The Environmental Assessment of Plans and Programmes Regulations 2004

Schedule 2: Information for Environmental Reports (referred to in Provision 12(3))

Requirement	Location in this SEA
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Sections 1.2, 3.3 and 4.1
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Appendix D
3. The environmental characteristics of areas likely to be significantly affected.	Appendix D
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Council Directive 92/43/EEC on the conservation of habitats and species.	Appendix D
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Appendix C
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between these factors.	Chapters 5 and 6, and Appendices F, H, I, J and K
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 7, and Appendix K
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Chapter 4 and Appendix G
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Chapter 7
10. A non-technical summary of the information provided under paragraphs 1 to 9.	Non Technical Summary

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## Appendix B: Consultation Analysis

Please see following pages.

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## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Natural England	Mar-16	1	Biodiversity and Geodiversity	The Scoping Report has not clearly identified the key strategic issues that could threaten the integrity of the European wildlife sites: recreational disturbance, deteriorating water and air quality. A more comprehensive review of the vulnerabilities of these sites is available in the Site Improvement Plans and Fareham can also review the Designated Site System for threats and adverse conditions for the underpinning SSSI units. Further information on the issue of recreational disturbance is available from the Solent Recreation and Mitigation Partnership. Deteriorating water quality/eutrophication of the SPAs and SACs is also a particular threat in the Solent, as highlighted in the Environment Agency/Natural England's recent letter to Partnership for Urban South Hampshire (see annex 1). We are aware that PUSH is about to commission an update of the 2008 Integrated Water Management Strategy to investigate this issue and potential mitigation options further.	Scoping report	Noted; these issues will be addressed in the HRA.
		2	Landscape	Natural England has recently produced National Character Areas (NCA) which provide environmental evidence and information about places. This may be of use to Fareham. NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries. Development in the setting of the South Downs National Park (SDNP) could also impact the "special qualities" (e.g. tranquil and unspoilt places) of the National Park, not just the views. The key issues should therefore refer to the potential effects on the SDNP's landscape character as well as views.	Scoping report	Baseline updated.
		3	Soils & agricultural land	The Agricultural Land Classification (ALC) evidence that has been used in this Scoping Report is the Provisional Dataset. The Provisional ALC dataset, is a broad-brush strategic scale dataset published at 1:250,000 scale. This dataset predates the subdivision of Grade 3 land so does not show sub grades 3a and 3b which is needed to indicate whether the land is Best and Most Versatile (BMV) (i.e. Grades 1, 2 and 3a); the stated accuracy is to the nearest 80ha so it is not considered suitable for detailed site specific decision making. More detailed site specific surveys enable a more definitive classification including the subdivision of Grade 3 land; consequently it is feasible that the results of more detailed surveys may be different from the broad-brush provisional map. The provisional dataset is not an appropriate dataset for the Local Planning Authorities (LPAs) to use to make site specific decisions for their Local Plans. It is worth including reference here that LPAs, as part of their Local Plan process, should prioritise the use of lower quality land (i.e. non BMV) in preference of that of higher quality (grade 1, 2 and 3a) in line with para 112 of the NPPF. Fareham should ensure that they have sufficient detailed information to apply the requirements of the NPPF at the beginning of the local plan process in order to provide the necessary evidence to underpin the Local Plan. Local Plan decision making should begin only after sufficient reliable site specific ALC evidence has been gathered. Where no reliable information is available, it would be reasonable to expect that developers should commission a new ALC survey for any sites they wished to put forward for consideration in the Local Plan.	Scoping report	Noted; this is acknowledged in the baseline section on soils. Flagged to FBC. Added to Key Issues.
		4	GIS & other baseline data	We would like to share the following GIS datasets which should assist Fareham with the evidence base: <input type="checkbox"/> SSSI Impact Risk Zones. N.B. These risk zones are not adequate for understanding the risks associated with excess nitrogen. We have attached a map of the water quality priority areas (Annex 2), which shows that nearly the entire catchment for the Solent is within a risk zone for nitrogen. <input type="checkbox"/> Marine Conservation Advice: Portsmouth Harbour SPA: Supplementary advice on conserving and restoring features was published in December 2015. <input type="checkbox"/> For information - consultation on the draft Marine Conservation Advice for Solent Maritime SAC is due in May 2016 <input type="checkbox"/> SSSI Condition Assessments: GIS data available SSSI Units and Designated Site System. The SSSI Condition Assessments are updated periodically and are subject to change. N.B We have recently agreed new water quality targets for the transitional water (estuary) or coastal water (TRAC) SSSIs, and we also have new biological and nitrogen modelling information. This new information is likely, in some cases, to change the conclusion of the condition assessment. <input type="checkbox"/> Catchment Data Explorer. EA's latest publically available assessment of water bodies in South East. <input type="checkbox"/> Other datasets are available on Magic	Scoping report	Noted with thanks; we are already aware of these data sources.
		5	SEA Framework	We are broadly satisfied that the objectives and indicators cover our key interests, however we would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible Natural Greenspace Standard (ANGSt).	Scoping report	Added to SEA Framework.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Hampshire and Isle of Wight Wildlife Trust	Mar-16	6	6.1	Plan should seek to establish the creation and maintenance of functioning ecological networks to protect and enhance local biodiversity. There is little evidence that ecological network mapping is currently occurring in local plan policies despite NPPF policy requirements. Concerned that ecological networks will not be appropriately considered despite statements such as those in section 6.1.	Scoping report	Addressed by policy NE1 of the Publication Plan.
		7	Chapter 17	We would wish to see that consideration had been given to achievement of objectives under the WFD, namely, that developments and their associated infrastructure: will not have an impact upon waterbodies such that they prevent achievement of 'good' status, (comprising good chemical status and good ecological status or, in the case of Highly Modified waterbodies, do not prevent their achievement of good potential); will not cause a deterioration in status; and will not prevent the achievement of Protected Area objectives for the European Protected Sites incorporating or depending upon those waterbodies. These three objectives (Good Status, No Deterioration and Protected Area Objectives) are all requirements of the WFD.	Scoping report	Added to Key Issues and SEA Framework.
Environment Agency	Mar-16	8	General	The Scoping report addresses most of the key sustainability issues that we would want to see covered however the issues around flood risk needs to be developed further.	Scoping report	Noted.
		9	Biodiversity and Geodiversity	There is little or no mention for the need to protect and improve the water quality of the boroughs water bodies including the Hamble Estuary (Part of Southampton water) to West and Portsmouth Harbour in East, and main rivers are Meon and Wallington Below Southwick. Protection and improvement is needed to support the biodiversity interests for these habitats and we would not want to see new development impacting on the quality of the water environment within the borough. You have mentioned enhancement of green infrastructure network but there is no reference to protecting and enhancing blue infrastructure within the borough and the benefits that access to river corridors and the coast can have for both wildlife, and local communities in terms of health and wellbeing. We would welcome a map that shows the connectivity of main rivers and corridors across the borough as well as the coastal waters highlighting their significance in terms of wildlife/biodiversity value and enhancement opportunities.	Scoping report	Water quality is addressed in chapter 17; comments added to Key Issues in chapter 17. Blue infrastructure comment added to Key Issues in chapter 6. Mapping suggestion raised for consideration by FBC.
		10	Green Infrastructure and Ecosystem Services	9.12.1 - There are opportunities to ensure the protection, enhancement and access to open spaces through development. There is no mention of the importance of and the protection and enhancement of blue corridors throughout the borough. Blue corridors can be where urban development is set back from watercourses, overland flow paths and ponding areas creating a mosaic of urban corridors designed to facilitate natural hydrological processes whilst minimising urban flooding, enhancing biodiversity and improving access to recreation. The establishment of such corridors will help relieve the pressure of flooding on upstream and downstream communities and make flood protection options within the urban area more resilient and flexible. They also contribute to networks of green infrastructure, which act as the life support systems for cities, towns and rural areas and provide a range of environmental, social and economic benefits.	Scoping report	Added to chapter 9.
		11	Climate Change	7.1.2 Sustainable Urban Drainage systems are now referred to as 'sustainable drainage systems'. 7.5 Mitigating and adapting to climate change are cross cutting over many of the Sustainability Appraisal objectives. In the first instance you should seek to mitigate against the effects of climate change and there is no mention of mitigation measures within your report. After seeking to mitigate against climate change then you then you should seek to adapt through measures you have stipulated. 7.6.1 There should be a clear distinction between the various sources of flooding within the borough this includes, coastal flooding (sea level rise and wave overtopping), fluvial flooding (river flooding) and surface water (rainfall) all of which need to be considered and addressed in different ways.	Scoping report	Amended. Paras 7.1.1 and 7.8 discuss mitigation. Section 17.5 discusses flood risk.
		12	Green Infrastructure and Ecosystem Services	We feel that the protection and enhancement of blue infrastructure within this section could be made stronger there are multiple benefits rivers and their corridors offer to wildlife e.g. diversity of species and habitats and people e.g. recreation such as fishing, however these benefits and opportunities do not come through within this section.	Scoping report	Added to chapter 9.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
		13	Water	<p>17.3.3 The River Hamble only has water available for licensing at the bottom of the catchment not at the top, this should be made clear.</p> <p>17.3.5 There will need to be careful consideration given to the management of surface water in designated source protection zone 1 and 1 C. We would not want to see certain types of development activities and/or surface water management methods such as deep borehole soakaways used in these source protection zones due to the sensitive nature of the environment and the potential environmental impacts associated with them.</p>	Scoping report	Amended. Amendment added to Key Issues.
		14	Water	<p>17.4.1 The 2009 South East River Basin Management plan has now been superseded by the 2015 South East River Basin Management Plan. The 2015 plan should be used to inform you SA report which can be found at <a href="https://www.gov.uk/government/collections/river-basin-management-plans-2015">https://www.gov.uk/government/collections/river-basin-management-plans-2015</a>.</p> <p>For the most up to date data and information on the Water Framework Directive status on water bodies within your borough we would encourage you to sign up to the Data Share service, registering as a WFD Co-deliverer to access data on local water bodies: <a href="http://www.geostore.com/environment-agency/">http://www.geostore.com/environment-agency/</a></p>	Scoping report	Amended.
		15	Water	<p>17.5.1 The Partnership for Urban South Hampshire (PUSH) Strategic Flood Risk Assessment (SFRA) is in the process of been updated and is due to be signed off very soon. I would encourage you to use the revised SFRA to inform you SA scoping report otherwise it will be out of date within months.</p> <p>The Environment Agency has updated its guidance on how climate change could affect flood risk to new development - 'Flood risk assessments: climate change allowances'. This was published on gov.uk on 19th February. It has been finalised in the last few months following user testing with practitioners in 2015. It has been updated in line with best available scientific evidence to help ensure new housing and other developments remain safe and resilient to flooding, without increasing flood risk elsewhere. We will update the advice should new scientific evidence become available through future work, such as the National Resilience Review, the next Climate Change Risk Assessment and the next UK climate projections.</p> <p>The main changes are to the peak river flow allowances. They are provided for each river basin district rather than a single national allowance. A range of allowances are provided based on different probabilities for each epoch, rather than a single allowance for each epoch. The allowances for the upper end of the range are significantly higher than the previous single national allowance.</p> <p>There is also a small change to peak rainfall allowances. Rather than a single allowance, a range of allowances is provided. The allowance at the upper end of the range is slightly higher than the current single allowance. As previously, the allowances are provided at a national scale.</p>	Scoping report	Amended.
		16	Water	<p>17.9.1 All sources of flood risk need to be considered not just surface water and sewage flooding. As mentioned previously the borough is subject to coastal and fluvial flooding. The Flood Risk Management hierarchy should be used in conjunction with the Sequential Test and sequential approach to ensure that no new development is located within inappropriate areas and in turn increase flood risk to both people and property on and off site.</p> <p>The presence of source protection zones north of Fareham will require the close management of both development activities and management and disposal of surface water runoff.</p> <p>Reference to the 'no deterioration' policy set out within the Water Framework Directive should be made when discussing water quality.</p>	Scoping report	Amended.
		17	Data sources	<p>You may find the following general sources of information and baseline data useful:</p> <ul style="list-style-type: none"> <li>- Cross-boundary planning for water quality</li> <li>- Water company business plans</li> <li>- Water company catchment drainage strategies and plans</li> <li>- Flood hazard maps</li> <li>- Flood risk management plans</li> <li>- Shoreline management plans</li> <li>- Catchment flood management plans</li> <li>- Preliminary flood risk appraisals</li> <li>- Groundwater protection: principles and practice (GP3)</li> </ul>	Scoping report	Noted with thanks; we are already aware of these data sources.
Historic England	Mar-16	18	1.3	<p>We note that there is no mention of the historic environment interest of the Borough in sub-section 1.3. We consider that there should be a reference to the 432 listed buildings, 13 conservation areas, five scheduled monuments and one protected wreck within the Borough. Particular mention could be made of the grade I listed and scheduled monument of Portchester Castle, the scheduled monuments of Titchfield Abbey and the WWI heavy anti-aircraft gunsite at Monument Farm and the wreck of the Grace Dieu as particular heritage features of the Borough.</p>	Scoping report	Amended.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
		19	2.3.2	Non-designated heritage assets should also be considered, particularly non-scheduled archaeological remains that are demonstrably of the same importance as scheduled monuments.	Scoping report	Noted.
		20	Table 3.1.	Welcome receptor themes for the historic environment	Scoping report	Noted.
		21	Chapter 11	We welcome paragraphs 11.2.1 and 11.2.2, although Fort Nelson lies just outside the Borough. In paragraph 11.3.4, the National Heritage List for England has 432 listed building entries, although some of these are for more than one building. In paragraph 11.3.6 it would be helpful to indicate how many of the 13 Conservation Areas have up-to-date Character Appraisals and Management Plans.	Scoping report	Amended.
		22	11.3.7	Does the District Council have an up-to-date and comprehensive "local list" ? If not, then this should be identified as a gap in the baseline knowledge. Reference could be made to the Hampshire Historic Landscape Character Assessment. We welcome paragraph 11.4.1.	Scoping report	Flagged to FBC.
		23	11.4.1	We welcome this paragraph.	Scoping report	Noted.
		24	11.5.1	Has the Council undertaken a survey of its grade II buildings to identify whether any of those are at risk ? If not, this should be identified as a gap in the baseline knowledge (we consider that the historic environment baseline should describe the current and future likely state of the historic environment and be both quantitative and qualitative). What are the trends in the condition of the historic environment ?	Scoping report	Flagged to FBC.
		25	11.8.1	We welcome the key issues identified in paragraph 11.8.1 in principle, although for the second bullet point it should be recognised that development within the setting of heritage asset can have a direct effect on its significance (see paragraph 132 of the National Planning Policy Framework). We also consider heritage at risk to be a key issue – development may provide an opportunity to secure the removal of a heritage asset from the Heritage at Risk Register for positive reasons.	Scoping report	Amended.
		26	Appendix III	We suggest that Conservation Area Management Plans be added to the list of Plans, Policies and Programmes for the historic environment. The National Planning Policy Framework also requires local plans to include strategic policies for the conservation and enhancement of the historic environment, to contain a clear strategy for enhancing the built and historic environment and to identify land where development would be inappropriate, for instance because of its historical significance.	Scoping report	Noted.
		27	Appendix IV	In Appendix IV we welcome SEA Objective 2 and, in principle, the associated decision-making criteria. However, we would suggest that Q2a be "Conserve and enhance archaeological features" and Q2b be "Conserve and enhance buildings.....". If Q2a relates to archaeological remains, this would cover the Protected Wreck of the Grace Dieu, but if Q2b is limited to buildings and structures and Q2c relates only to the setting of heritage assets, there needs to be a separate question or questions for other heritage assets i.e. "Conserve and enhance the special interest, character and appearance of conservation areas ?" and "Conserve and enhance historic, including designed, landscapes ?" In our experience, the Scoping Report also normally sets out indicators. We would suggest, as a minimum, that the indicators include: <ul style="list-style-type: none"> <li>• % of Conservation Areas in Fareham Borough with an up-to-date character appraisal (and management plan); and</li> <li>• the number and proportion of heritage assets at risk.</li> </ul> The Historic England advice on SEAs, SAs and the historic environment suggests other possible indicators: <ul style="list-style-type: none"> <li>• the number of locally listed heritage assets</li> <li>• the number of major development projects that enhance the significance of heritage assets or historic landscape character;</li> <li>• the number of major development projects that detract from the significance of heritage assets or historic landscape character; and</li> <li>• the percentage of planning applications where archaeological mitigation strategies were developed and implemented.</li> </ul>	Scoping report	SEA Framework amended. Indicators will be added in the monitoring framework (Environmental Report/Statement).
Hampshire County Council (Highways)	Mar-16	28	4.2.4	Given that the County Council has recently published an updated County-wide cycle strategy the County Council would like to see a refresh of the Fareham cycle strategy which is now 11 years old, and its plan period expired by 5 years. This should not be considered up to date evidence in the context of any future review of the local plan. The new County-wide strategy can be found at the link below. <a href="http://www3.hants.gov.uk/transport-schemes-index/cycling-strategy.htm">http://www3.hants.gov.uk/transport-schemes-index/cycling-strategy.htm</a>	Scoping report	Flagged to FBC.
		29	Figure 4.5	The County Council considers that the possible layout for Jn10 used for the SRTM , and illustrated in WSP drawing in fig 4.5 should not have been published at this stage. The appropriate layout to be published should be that in the Welborne plan as that is already in the public domain.	Scoping report	Noted; change plan for subsequent reporting outputs. [The included plan has already been published as part of the SA/SEA/HRA for the Welborne Plan.]

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
		30	4.6	The wording of the 4th bullet point under paragraph 4.6.1 should be changed as set out below to more accurately reflect the impacts of the proposed junction improvement. Existing: <ul style="list-style-type: none"> <li>• Changing junction 10 of the M27 to an 'all-moves' interchange, thereby reducing traffic flows using the A27 Eastern Way but increasing traffic on the A32 Wickham Road towards Fareham town centre;</li> </ul> Change to: <ul style="list-style-type: none"> <li>• Changing junction 10 of the M27 to an 'all-moves' interchange which will provide direct access to the M27 from the planned new development but will also help improve access to the M27 for Fareham residents south of the Motorway taking pressure of adjacent junctions 9 &amp; 11.</li> </ul>	Scoping report	Amended.
		31	4.7	The wording of the 1st and 2nd bullet points under paragraph 4.7.1 should be changed as set out below in order to more accurately reflect the nature and impact of measures likely to be undertaken to address the problems identified. Existing: <ul style="list-style-type: none"> <li>• Many key roads and junctions in the wider area suffer from severe congestion and long journey times. This also affects the quality of public transport provision.</li> <li>• The scale of development proposed, together with anticipated growth in the demand for travel from existing communities within the sub-region, will place further demand on already stretched transport networks. In this context demand management measures will be required to limit the effects of growth in the area.</li> </ul> Change to: <ul style="list-style-type: none"> <li>• Many key roads and junctions in the wider area experience congestion and delay, particularly during peak periods. This also affects the quality of public transport provision.</li> <li>• The scale of development proposed, together with anticipated growth in the demand for travel from existing communities within the sub-region, will place further demand on already stretched transport networks. Traffic management measures will be required to ensure that the existing network is used effectively.</li> </ul> In terms of the final bullet point under this paragraph, as a minor comment, there is a missing word after "A new borough wide transport is currently being commissioned....."	Scoping report	Amended.
		32	Chapter 5	Also, as minor comments, in Chapter 5 - Air Quality, in paragraph 5.1.2, 1st line, the word should be "Development" not "developed". In paragraph 5.3.3 there should be a reference to the A32 alongside the M27 motorway and the A27 as follows: 5.3.3 - ".....in particular from the M27 Motorway, the A32 and the A27....."	Scoping report	Amended.
Natural England	Dec-17	33		"Allocations which are retained from the DSP Plan (adopted June 2015) have already undergone HRA during preparation of that plan are not considered again in the current HRA". It is important to carry out a screening review of these sites to confirm if there is any new evidence that changes the conclusions and requires further consideration. One example of new evidence would be the forthcoming updated Solent Wader and Brent Goose Strategy and the Bird Aware Definitive Strategy. For example, we would recommend that housing allocation 3119 is reviewed in the HRA Assessment.	Draft Plan	Include old DSP allocations into screening process to discount them or include them into the AA.  May need to await SWBG strategy to complete task properly though?
Natural England	Dec-17	34	Policy NE 1 Landscape	Policy NE 1 Landscape We support Policy NE 1 Landscape to conserve and enhance the landscape within Fareham Borough. Natural England advises that the Plan includes strategic policies to protect and enhance valued landscapes, as well criteria based policies to guide development, as set out in the National Planning Policy Framework (NPPF). The Local Plan's policies and proposals should be informed by National Character Areas (NCAs). NCAs divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. These should be supplemented by a more detailed Landscape Character Assessment (LCA) of the plan area and where relevant a Seascape Character Assessment. Such assessments can assist in the selection of locations for development which involve the least harm to landscape character and guide policies on the design of development.	Draft Plan	Strategic Policy DS3 of the Publication Plan which is supported by the 2018 LDA Fareham Landscape Character Assessment

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Natural England	Dec-17	35	Policy NE2 Biodiversity and Nature Conservation	<p>Policy NE2 Biodiversity and Nature Conservation</p> <p>We support policy NE2 which protects designated sites, sites of nature conservation value and priority habitats and ensures proposals will not prejudice or result in the fragmentation of the ecological network. We agree that development proposals should seek to provide opportunities to incorporate biodiversity within the development. The Plan should also set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity. There should be consideration of geodiversity conservation in terms of any geological sites and features in the wider environment.</p> <p>In line with the NPPF (paragraphs 9, 109 and 118) and in order to achieve net gain in biodiversity, we would recommend that the following wording '.....and where practical, attempt to achieve no net loss of biodiversity' is changed to 'Development proposals should seek to provide opportunities to incorporate biodiversity within the development and provide net gains in biodiversity'.</p> <p>Natural England strongly recommends that all developments achieve biodiversity net gain. To support this approach, we suggest that the policy wording or supporting text includes a requirement for all planning applications to be accompanied by a Biodiversity Mitigation and Enhancement Plan (BMEP) that has been approved by a Hampshire County Council (HCC) Ecologist. This would encourage new proposals to incorporate biodiversity opportunities in and around developments and ensure measures to enhance biodiversity are included from the outset.</p> <p>BMEPs would apply to all developments within the borough and would therefore ensure that both residential development and employment land protects and improves the local ecology by including green infrastructure and biodiversity enhancements. Retail or town centre uses would also be encouraged to seek opportunities for environmental enhancements.</p> <p>By requesting a BMEP, development allocations such as the Civic Quarter (198) would be required to show the environmental enhancements that are proposed and identify links to existing areas of public open space and ecological corridors and networks. Consideration could be given to enhancements on-site, as well as off-site in surrounding areas. This may be relevant for schemes such as Market Quay (1425) and Fareham Station East (211).</p> <p>Early consultation with the HCC Ecologists on the scope of the BMEPs for the strategic allocation sites across the Borough will ensure the sensitivities of each site are appropriately addressed and environmental gains secured. This could include guidance on essential considerations, as well as aspirational requirements. This would also allow</p>	Draft Plan	Policy NE2 of the Publication Plan requires a minimum of 10% biodiversity net gain for all development of one or more dwellings or a new commercial building
Natural England	Dec-17	36	Ancient Woodland and Veteran Trees	<p>Ancient Woodland and Veteran Trees</p> <p>Natural England advises that Policy NE2 includes reference to irreplaceable habitats, such as ancient woodland and veteran trees, to ensure their protection. Natural England and the Forestry Commission have produced standing advice on ancient woodland and veteran trees. (<a href="https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences">https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</a>)</p>	Draft Plan	Noted.



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### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Natural England	Dec-17	37	Policy NE3 Solent Special Protection Areas	<p>Policy NE3 Solent Special Protection Areas Solent Wader and Brent Goose Strategy</p> <p>As you are aware, the Solent Wader and Brent Goose Strategy (SWBGS) is currently being updated and revised maps will be accompanied by further guidance on mitigation and off-setting requirements in due course. The terrestrial wader and brent goose sites are located on land that falls outside of the Solent SPAs boundaries. However, as this land is used by SPA species (including qualifying features and assemblage species), it supports the functionality of the designated sites and is therefore protected in this context.</p> <p>A framework for guidance on mitigation and off-setting requirements has been prepared by the SWBGS Steering Group to achieve the long-term protection of the wider brent goose and wader network from land take and recreational pressure arising from new development. The nondesignated sites are defined as Core Areas, Primary Support Areas, Secondary Support Areas, Low Use and Uncertain sites.</p> <p>It is noted that Paragraph 0.3.5 of the HRA Screening Report states that none of the proposed allocation sites is an 'important' site, as per the 2010 strategy. For your information, the site classifications have been revised and whilst none of the allocation sites is a Core Area or Primary Support Area, some of the sites are Secondary Support Areas or Low Use sites (Allocations 207, 3028, 3114, 3113). Mitigation and off-setting requirements will be necessary for these sites as they are integral to the ecological network within the Solent. Consideration will need to be given to land take associated with all sites included within the updated SWBGS as well as recreational pressure arising from development adjacent to sensitive sites. For example, site 3014 is located adjacent to a Secondary Support Area.</p> <p>The guidance is currently in its final stage of preparation and we would welcome the opportunity to discuss the mitigation and off-setting requirements with you in the New Year. We would be very keen for the approach set out in the updated strategy to be included in the policies (policy NE3) of the new Local Plan as this will ensure that the key sites are protected, whilst providing guidance and criteria for mitigating lower use sites should these come forward for development.</p> <p>In addition, the plan showing the areas of least constraint for Solar energy has included some sites identified as Secondary Support Areas in the forthcoming update of the Solent Wader and Brent Goose Strategy. We would advise that this plan is updated in due course in line with the forthcoming SWBGS maps.</p> <p>The long term aim is to secure permanent bird refuges across the Solent and we are keen to meet with you in the</p>	Draft Plan	Noted. The Publication Plan SA and HRA reports are based on information from the 2019 update to the SWBGS, and the final (2020) strategy
	Dec-17	38	Solent Recreation Mitigation Partnership (SRMP)	<p>Solent Recreation Mitigation Partnership (SRMP)</p> <p>As you are aware, the Partnership for Urban South Hampshire (PUSH) Joint Committee has endorsed the Definitive Mitigation Strategy for Bird Aware Solent. The next step is for each authority to take the strategy through their own Cabinet meetings in time to collect the increased contribution from 1st April 2018.</p> <p>We note that Policy NE3 refers to the Definitive Strategy of the SRMP. The wording of the policy states that 'In the absence of a financial contribution toward mitigation, an Appropriate Assessment will be required to demonstrate that any 'in combination' negative effects can either be avoided or satisfactorily mitigated through a developer-provided package of measures'.</p> <p>The evidence collected for the Definitive Strategy (Phase 3 report) is set out in the HRA screening report and has shown that all development within 5.6km of the Solent SPAs is likely to have a significant effect on the Solent SPAs due to in-combination impacts and will require mitigation. Natural England therefore recommends that the emphasis of the policy wording should reflect that mitigation is required for all development within this 5.6km zone. The Definitive Strategy enables a housebuilder to make a monetary 'developer contribution' instead of providing bespoke mitigation themselves. However, a developer can always provide their own mitigation through a developer provided package of measures and this would be determined through an Appropriate Assessment</p>		Noted. See Policy NE5 of the Publication Plan

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Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Natural England	Dec-17	39	Green Infrastructure and Open Space	<p>Green Infrastructure and Open Space</p> <p>We fully support Policy CF5 Green Infrastructure and CF6 Provision and Protection of Open Space. We acknowledge that open space and green infrastructure provide important health and well-being opportunities to the wider community and recognise the challenge to ensure green spaces are protected as development comes forward. We recommend the provision for redevelopment and major development includes provision of green infrastructure and we support the provision of enhancing local greenspaces in higher density areas.</p> <p>We also consider that it is important to include measures for biodiversity enhancement within green infrastructure and open spaces and whether the existing management addresses the nature conservation interests of the existing open spaces. We would support enhancing biodiversity gains within the GI and open space network within the Borough. Natural England would support the use of GI to help maximise the ecological and biodiversity network across the Borough. It is noted that there are plans for enhanced public open space in the Civic Quarter and this approach is supported by Natural England.</p> <p>We would also support the development of the Green Infrastructure network for the Borough to help ensure there are improved links to less sensitive open space areas by public transport, walking and cycling and look to directing recreational pressure away from more sensitive areas.</p>	Draft Plan	Noted.
Natural England	Dec-17	40	Water Resources	<p>Water Resources</p> <p>Water companies are required by law to prepare and maintain a Water Resources Management Plan (WRMP)1. The WRMP sets out in detail how each company proposes to ensure that there is sufficient security of water supplies to meet the anticipated demands of all its customers over the long term with the 2014 plans covering the period from 2015 to 2040. These plans are reviewed every five years. The WRMP is subject to a strategic Habitat Regulations Assessment (HRA) to ensure the plans comply with the requirements of the Conservation of Habitats and Species Regulations 2017 commonly referred to as the Habitats Regulations. The WRMPs are also subject to Strategic Environmental Assessment (SEA2). Natural England usually advises that any local plan HRA can refer to the agreed WRMP, which has assessed the potential for adverse effects arising on designated sites at a strategic level as to date these have usually avoided adverse effect upon integrity.</p> <p>However, concerns have been raised with regard to Southern Water's existing WRMP14 and their emerging Draft WRMP19 options in particular with regards to impacts on the River Itchen Special Area of Conservation (SAC) and the River Test Site of Special Scientific Interest (SSSI). Changes to abstraction licences on the River Itchen have been imposed by the Environment Agency to remove the risk of adverse effect on integrity to the SAC and remove the risk of serious damage to the River Test SSSI. Southern Water has appealed the limits proposed for three abstraction licences and this is subject to a public inquiry. Until the outcome of this inquiry is known, the HRA for Southern Water's extant WRMP cannot be relied upon to ensure there will be no adverse effects on designated sites arising from future development within Southern Water's area. In addition the risk of adverse effects remains until the deficit in public water supply resultant from the licence changes is fulfilled by alternative options and or the compensatory habitat requirements are met.</p> <p>As the latest WRMPs are not yet finalised, and in light of the public inquiry on Southern Water's abstraction licences, Local Plans should acknowledge the uncertainty around delivery of water resources over the plan period. Whilst it is not the LPA's remit to plan to deliver water resources, policies requiring a high standard of water efficiency and re-use should be adopted within the Southern Water area. Consideration should be given to the use of grey water recycling, efficient appliances and to include policies that encourage the wise use of water in conjunction with the water companies.</p> <p>It is noted that Policies D5 and D6 in the design chapter refer to Water Efficiency and Water Resources. This approach</p>	Draft Plan	Noted.

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### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Natural England	Dec-17	41	Water Quality	<p>Water Quality</p> <p>Natural England and the Environment Agency have been working closely with the PUSH authorities with regard to the Integrated Water Management Study for South Hampshire. The purpose of this work is to provide a key strategic report to inform the preparation and soundness of the PUSH local plans with regard to both the Habitat Regulations and the Water Framework Directive.</p> <p>The report is currently being finalised and has assessed the delivery of development growth in relation to legislative and government policy requirements. The assessment has identified that there is a gap in evidence and therefore some uncertainty with regard to achieving the full development growth throughout the plan period. Review of additional evidence coming forward will be necessary to ensure that growth in the later stages of the plan will not impact on the designated sites.</p> <p>We therefore recommend that Local Plan Authorities acknowledge that uncertainty remains, continued joint working will be needed and that there may be a need for mitigation to accompany development during the later stages of the PUSH plan period. This may require new development to ensure it is 'nutrient neutral', which could be delivered via a Nutrient Management Plan (NMP).</p> <p>At this stage, Natural England recommends that water quality issues are included within the local plan HRA screening assessment for further examination. The PUSH Report will provide further information in due course.</p>	Draft Plan	Noted. Water quality issues are also addressed within the HRA report.
Natural England	Dec-17	42	Air Quality	<p>Air Quality</p> <p>As you are aware, the Partnership for Urban South Hampshire (PUSH) has commissioned detailed studies on the impacts of the new housing development on the air quality environment. It is noted that the assessment work is currently on-going and that this issue is currently screened into the Habitat Regulations Assessment for further examination in due course.</p>	Draft Plan	
Natural England	Dec-17	43	Access and rights or way	<p>Access and rights or way</p> <p>Natural England advises that the Plan should include policies to ensure protection and enhancement of public rights of way and National Trails, as outlined in paragraph 75 of the NPPF. Recognition should be given to the value of rights of way and access to the natural environment in relation to health and wellbeing and links to the wider green infrastructure network. The plan should seek to link existing rights of way where possible, and provides for new access opportunities. The plan should avoid building on open space of public value as outlined in paragraph 74 of the NPPF.</p>	Draft Plan	Noted. See policies NE9 and NE10 of the Publication Plan.
Natural England	Dec-17	44	Agricultural Land and Soils	<p>Agricultural Land and Soils</p> <p>The Local Plan should give appropriate weight to the roles performed by the area's soils. These should be valued as a finite multi-functional resource which underpin our wellbeing and prosperity. Decisions about development should take full account of the impact on soils, their intrinsic character and the sustainability of the many ecosystem services they deliver. The plan should safeguard the long term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future. Natural England would advise that a policy is included in the local plan to achieve this.</p> <p>To assist in understanding agricultural land quality within the plan area and to safeguard 'best and most versatile' agricultural land in line with paragraph 112 of the National Planning Policy Framework, strategic scale Agricultural Land Classification (ALC) Maps are available. Natural England also has an archive of more detailed ALC surveys for selected locations. Both these types of data can be supplied digitally free of charge by contacting Natural England. Some of this data is also available on the <a href="http://www.magic.gov.uk">www.magic.gov.uk</a> website. The planning authority should ensure that sufficient site specific ALC survey data is available to inform plan making. New ALC surveys may be required for sites allocated in the plan.</p>	Draft Plan	Noted.

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Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
<b>WYG on behalf of Bargate Homes</b>	Mar-20	46		The interim Sustainability Appraisal considers that the development of Old Street (SHELAA Ref 31) to have a, "likely adverse effect" on 3 sustainability objectives; to minimise carbon emissions and promote adaption to climate change, to conserve and enhance biodiversity and; to conserve and manage natural resources (SA5, SA7 and SA8). It is considered that the assessment of these SA objectives should be amended to positive, taking into account a future development proposal for the site and comments made in relation to an appeal decision APP/A1720/W/18/3200409.	Supplement to the Draft Local Plan	<p>WYG note that the proposed planting strategy would have a positive effect on these SA objectives. Whilst this may be the case, mitigation is not taken into account in the assessment at the plan making stage. Whilst mitigation measures, such as tree planting and habitat creation, may be included in a developer's illustrative site plans, there is no certainty that these measures will be implemented or that they will be effective in mitigating the assessed impact at this stage. Therefore a precautionary approach must be adopted.</p> <p>Note: in relation to landscape comments made by WYG, Areas of Special Landscape Quality have not been used in the assessment of landscape effects in the SA as these areas are intended to inform the location of development as opposed to forming part of the landscape baseline for the Borough.</p>
<b>Turley on behalf of Taylor Wimpey</b>	Mar-20	47		There are some discrepancies between the results for Land at 60 Swanwick Lane (site ID 3000) and Rookery Farm (site ID 46) particularly in relation to SA objectives 3,4,5,6, 8 and 11. Due to the close proximity of the two sites, it is considered that the SA should be reviewed and the assessments of the two sites re-done to ensure there are no inconsistencies.	Supplement to the Draft Local Plan	See rows below for responses to individual comments
<b>Turley on behalf of Taylor Wimpey</b>	Mar-20	48		Rookery Farm (site ID 46) is a former landfill site and working extraction site. Taking into account pollution from the M27 coupled with former land uses at Rookery Farm, we suggest that the site should score a likely strong adverse effect (-) in respect of SA6 in the detailed assessment.	Supplement to the Draft Local Plan	<p>The historic landfill data downloaded from the EA website to inform the assessment does not identify any landfill sites within the boundary of site 46. However the planning history confirms the site has previously been an inert landfill facility and is now an inert and secondary recycling facility. It is understood that Raymond Brown have advised that part of the site which is the restored landfill area will be left as open space in the proposed masterplan.</p> <p>Whilst it is considered that some minor risk of contamination remains, the overall scoring of minor adverse is considered appropriate.</p>

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### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Turley on behalf of Taylor Wimpey	Mar-20	49		Within the Sustainability Appraisal, Land at 60 Swanwick Lane (site ID 3000) has a likely negative effect with regards to SA3 Landscape and this is unreasonable. The SA assessment should take into account the illustrative masterplan for this site when undertaking the assessment.	Supplement to the Draft Local Plan	At the plan making stage the assessment of impacts in the SA is undertaken without consideration of mitigation. Whilst mitigation measures, such as tree planting and screening, may be included in the developer's illustrative site layout, there is no certainty that these measures will be implemented or that they will be effective in mitigating the assessed impact, given that no landscape assessment has been undertaken at this stage. Therefore a precautionary approach must be adopted. As a result, in this instance, site 3000 scores more adversely than site 46 due to its encroachment into LLCA 13.2a which has lower development potential than the LLCA to the south.
Turley on behalf of Taylor Wimpey	Mar-20	50		The detailed SA assessment for Rookery Farm assesses the short, medium and long term effects on the landscape as negative (-), yet it scores likely positive effect (+) in the Site Allocations Options Assessment. This demonstrates a lack of consistency.	Supplement to the Draft Local Plan	<p>A High Level Assessment is undertaken for all potential site options and the results are presented in the Site Options Report. The Council then use the results of this assessment to inform their decision as to a short list of sites proposed for allocation. The High Level Assessment is just one of the factors considered by the Council in their decision making process.</p> <p>Only those site options proposed for allocation are then considered for Detailed Assessment. Where sites proposed for allocation are predicted to result in significant adverse effects (-) or have more negative or uncertain effects than positive effects at the High Level Assessment stage then they are taken forward for Detailed Assessment. This enables potential negative or uncertain effects to be scrutinised in more detail.</p> <p>By its nature, the Detailed Assessment applies a more in depth assessment of effects and therefore the scoring may differ from that at the High Level Assessment stage.</p>
Turley on behalf of Taylor Wimpey	Mar-20	51		The detailed assessment for Rookery Farm states that an LVIA should be carried out in the comments / mitigation column and sets out proposed mitigation measures. Had a detailed assessment of Land at 60 Swanwick Lane been carried out, landscape mitigation could have been considered and factored into the scoring in the SA. With an appropriate design, adverse landscape impacts could be avoided or mitigated.	Supplement to the Draft Local Plan	Whilst mitigation measures are referenced in the Detailed Assessment Matrices, these are not taken account into the scoring for those reasons set out above.

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### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Turley on behalf of Taylor Wimpey	Mar-20	52		In relation to SA4, it is interesting that Rookery Farm scores likely positive effects (+) while Land at 60 Swanwick Lane scores likely negative effects (-) and this is explained in the Interim Sustainability Report as due to the number of accessibility zones which the site falls within. It is not easy to understand from the report which datasets were used and how accessibility was calculated. The sites are in very close proximity to each other, so the variation in accessibility is surprising, particularly if it based on distance.	Supplement to the Draft Local Plan	The accessibility datasets used in the assessment of SA4 are set out in Appendix III of the Site Options Assessment Report. These are taken from FBC's Accessibility Study 2018. Although sites 46 and 3000 are in relatively close proximity some of the accessibility distances are relatively small (e.g. bus stops 400m) and therefore even close by sites can score quite differently. Some sites also have large distances across and therefore accessibility in different areas of the site can differ.
Turley on behalf of Taylor Wimpey	Mar-20	53		As Rookery Farm and Land at 60 Swanwick Lane are approximately 120m apart, it would seem inconsistent that the two sites score so differently in relation to SA11. Land at 60 Swanwick Lane is in close proximity to Swanwick Nature Reserve and the current pre-application submission proposes provision of a LEAP within the public open space, on the northern part of the site.	Supplement to the Draft Local Plan	A distance of 300m has been used to establish open space within a 'reasonable' distance of a site to inform the scoring of Objective 11. As above, given this relatively small buffer, sites in close proximity can score very differently. In this locality existing open spaces are predominantly located in Whiteley which is closer to site 46 than site 3000. Swanwick Nature Reserve is counted for site 3000.  Open space to be provided as part of a development is not taken into account in the assessment. As for mitigation, there is no certainty at this stage that this will be provided and to what extent and therefore a precautionary approach is adopted.

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### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
Turley on behalf of Taylor Wimpey	Mar-20	54		The SA provides a Detailed Assessment Matrix for Rookery Farm, however the same level of analysis has not been undertaken for Land at 60 Swanwick Lane. In fact detailed assessments have only been undertaken for Rookery Farm and the two proposed Strategic Growth Areas: North of Downend and South of Fareham.	Supplement to the Draft Local Plan	<p>A High Level Assessment is undertaken for all potential site options and the results are presented in the Site Options Report. The Council then use the results of this assessment to inform their decision as to a short list of sites proposed for allocation. The High Level Assessment is just one of the factors considered by the Council in their decision making process.</p> <p>Only those site options proposed for allocation are then considered for Detailed Assessment. Where sites proposed for allocation are predicted to result in significant adverse effects (-) or have more negative or uncertain effects than positive effects at the High Level Assessment stage then they are taken forward for Detailed Assessment. This enables potential negative or uncertain effects to be scrutinised in more detail. Site 3000 did not meet the criteria for Detailed Assessment.</p> <p>The SA report accompanying the Draft Local Plan in 2017 provided Detailed Assessment Matrices for all those proposed allocations in the Draft Plan meeting the criteria set out above. Only four additional sites (0046, 0086, 2843 and 3204) and two Strategic Growth Areas (North of Downend and South of Fareham) were considered within the Interim SA Report 2020 accompanying the latest Regulation 18 Local Plan Supplement. This is because these were new sites / SGAs proposed for allocation but were not considered in the 2017 SA Report. Of the four sites only site 46 met the</p>
WYG on behalf of Bargate Homes and Miller Homes	Mar-20	55		Given that Newgate Lane South has now been constructed (as Newgate Lane East) it is requested that the effect of this on SA3 (landscape) is re-assessed for Land East of Newgate Lane South (A) (site ID 3002), Copps Field (Site ID 3028), Land East of Newgate Lane (Site ID 3057).	Supplement to the Draft Local Plan	<p>These sites fall within Woodcot - Alver Valley LCA which was classified as having low development potential in the 2018 LDA landscape assessment. It was acknowledged that the significance of landscape impact may be lessened following construction of Newgate Lane South however the 2018 LDA assessment notes:</p> <p><i>"... the influence [of Newgate Lane South] on the overall character of this area is relatively localised and, for the most part, the countryside character of the farmland on either side of the road (and its structure of hedgerows and trees) remains intact and not substantially urbanised."</i></p> <p>LDA's assessment of development potential for this area remains unchanged and hence the SA/SEA assessment is also unchanged.</p>

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Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
<b>WYG on behalf of Bargate Homes and Miller Homes</b>	Mar-20	56		<p>It is requested that Sustainability Objective 8 is re-assessed in future iterations of the Sustainability Appraisal for Land East of Newgate Lane South (A) (site ID 3002), Coppes Field (Site ID 3028), Land East of Newgate Lane (Site ID 3057), to take into consideration the favourable response from Hampshire County Council. See below</p> <p>“Following a review of the Minerals Safeguarding Assessment (MEWP Limited, January 2020) submitted in support of the planning application, Hampshire County Council as the Minerals Planning Authority (MPA) note that although no intrusive works have been undertaken the evidence presented is sufficiently compelling to argue that prior extraction would not be a viable option for the development.”</p> <p>“HCC would (however) request the following conditions to be included in any permission for this planning application, to be delivered through submitted construction management plans or similar, requiring a statement outlining: i. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and ii. a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the MPA.”</p>	Supplement to the Draft Local Plan	The assessment scoring for objective 8 for these sites remains unchanged, as the measures in HCC’s response are mitigation for potential sterilisation of mineral resource impacts. As set out above, the SA/SEA assessment does not take mitigation into account as there is no certainty at this stage that these measures / conditions will be imposed and therefore a precautionary approach is required. This also ensures a level playing field for the assessment of all sites, where sites are assessed against existing baseline information, and ensures there is no bias towards sites which are further advanced in the site promotion process and have been subject to more detailed study.
<b>WYG on behalf of Bargate Homes and Miller Homes</b>	Mar-20	57		A separate Transport Note has been prepared by iTransport to support the suggested amendment of SA objective 4 to a likely strong positive effect for Land East of Newgate Lane South (A) (site ID 3002), Coppes Field (Site ID 3028), Land East of Newgate Lane (Site ID 3057).	Supplement to the Draft Local Plan	<p>The High Level Assessment of sites 3002, 3028, 3057 and site 3133 (cluster of all 3 sites) identifies that they fall within 7 of the 12 accessibility zones taken from FBC’s Accessibility Study 2018. They fall outside of the accessibility zones for the following facilities:</p> <ul style="list-style-type: none"> <li>• Cafes (&gt;1000m)</li> <li>• Play equipment (&gt;800m)</li> <li>• Local centres (&gt;1600m)</li> <li>• Train stations (&gt;1600m)</li> <li>• Major employment areas (&gt;1600m)</li> </ul> <p>They fall within the accessibility zones for the following facilities:</p> <ul style="list-style-type: none"> <li>• Accessible green and play space (&lt;800m)</li> <li>• Community and Leisure centres (&lt;800m)</li> <li>• Local shops (&lt;800m)</li> <li>• Primary schools (&lt;1200m)</li> <li>• GPs (&lt;1200m)</li> <li>• Secondary schools (&lt;1600m)</li> <li>• Bus stops (&lt;400m)</li> </ul> <p>The site falling outside of the major employment area accessibility zone appears to be the only discrepancy with the iTransport note. However, the site falling within one additional accessibility zone would not alter the SA scoring from +/- for objective SA4</p>
<b>WYG on behalf of Lisa and Anthony King, Andrew Norris and Melanie Norris</b>	Mar-20	58		A negative assessment has been recorded in respect of SA objective 8 (natural resources) for Brook Avenue (site ID 3050). However, it is also noted that the ALC is 3b. This classification, combined with the relatively small site area when considered for agricultural purposes, means that this negative assessment should not be considered as a constraint to development).	Supplement to the Draft Local Plan	It is acknowledged that ALC 3b is not considered best and most versatile agricultural land. However, whilst the site area is relatively small (2ha), a large portion of the site (91.7%) is in agricultural use and therefore development of the site will result in the loss of agricultural resource and therefore a score of single negative is considered appropriate.
<b>Gladman</b>	Mar-20	59		The SA must demonstrate that a comprehensive testing of options has been undertaken and that it provides evidence and reasoning as to why any reasonable alternatives identified have not been pursued.	Supplement to the Draft Local Plan	Noted



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Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
WYG on behalf of Portsmouth Water	Mar-20	60		Many of the negative scores for Maindell Pumping Station (site ID 3213) would be offset by the benefits of the site, such as provision of new homes, low landscape sensitivity and the lack of site specific constraints such as flooding, CCMA's and nationally designated features.	Supplement to the Draft Local Plan	Each of the SA Objectives is scored individually and is not combined into an overall sustainability score for each site as this risks masking some benefits or adverse impacts associated with the site from the decision making process. The individual scores against each sustainability objective are therefore taken forward by the Council in their decision making process of which sites proceed to allocation in the Local Plan.  It should also be noted that the SA/SEA scoring is not the only factor taken into account in FBC's decision making process as to which sites are taken forward for allocation.
Historic England	Mar-20	61		Historic England have produced an advice note for SA/SEA which can be accessed here: <a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a>	Supplement to the Draft Local Plan	Noted
Miller Homes	Jul-20	62		MH generally agrees with the scoring and considers that it demonstrates that the site is suitable for housing. Noting that all development of greenfield sites will score negatively with respect to landscape character but, due to the size of the site, there is clear scope to mitigate any potential negative impacts.  Specifically MH does not agree with the scoring of objectives 6 and 7...  Objective 6 has been scored as having a 'likely strong adverse effect' on account of two historic landfill sites which partially cover the site (c.1%), 1.8% SPZ1 and being adjacent to the M27. Given the size of the site and the small areas affected, there is clear scope to appropriately mitigate any potential impacts. As such, MH would suggest that SEA objective 6 should be scored as 'likely adverse effects'.  The current agricultural use of the site means that the existing value for biodiversity is limited. As such there is clear scope to enhance biodiversity through the development of the site. MH strongly believes SEA objective 7 should be scored as 'likely positive effect'. (Terence O'Rourke on behalf of Miller Homes)	Supplement to the Draft Local Plan	In relation to objective 6, the Site Options Assessment reports one historic landfill covering c.2% of the site; 3.2% SPZ1, 15.1% SPZ2, 15.1% SPZ3 and the fact that the site is adjacent to the M27 which is a significant noise source. Whilst there may be scope to mitigate some of these issues, as set out above, the SA/SEA assessment does not take mitigation into account as there is no certainty at this stage that these measures / conditions will be imposed and therefore a precautionary approach is required.  Similarly for objective 7, whilst there may be scope to enhance biodiversity on site there is no detail of these measures at this stage and therefore a precautionary approach is applied and a 'mixed' score is deemed appropriate. The proximity of internationally designated features is also reflected in the 'mixed' scoring.
Natural England	Dec-20	63		We are broadly satisfied that the objectives and indicators within the Sustainability Appraisal cover our key interests, and welcome the identification of the need to conserve and enhance biodiversity, landscape character, and to reduce pollution. We also welcome the need to address minimise the effects of climate change, and to minimise impacts on best and most versatile agricultural land.	Publication Plan SA	Noted.
	Dec-20	64	SA5	SA5: To Minimise Carbon Emissions and Promote Adaptation to Climate Change This SA objective to address the effects of climate change is welcomed. It is suggested a further monitoring parameter(s) is included to monitor the implementation of new GI/habitat that can seek to alleviate the pressures of climate change on species and the ecological network whilst also providing other benefits as described further in our advice above; e.g. percentage of new GI/ extent of priority habitat within the ecological network.	Publication Plan SA	This is being considered and may be added in the Post Adoption Statement.
	Dec-20	65	SA7	A7: To Conserve and Enhance Biodiversity We advise that this SA objective also seeks to conserve and enhance geodiversity within the Borough, in line with national planning policy.	Publication Plan SA	Amended.

## Analysis of Consultation Responses

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

Organisation	Date	Comment ID	Para	Comments	Document	Summary of reaction, if any needed
	Dec-20	66		The SA outlines the Plan 'is predicted to lead to negative impacts to ecological receptors in the short to medium term, but many of these impacts are capable of being mitigated. Long-term effects are likely to be both positive and negative, and highly site-specific'. It is acknowledged these effects can be avoided/mitigated by the implementation of several policies including NE1, NE3, NE4 and NE5. It is advised Local Plan Policy requires relevant development to carry out site-level Habitats Regulations Assessments in order to ensure impacts on European sites are suitably addressed.	Publication Plan SA	Noted.
	Dec-20	67		It is also suggested that further monitoring parameters are incorporated to ensure impacts on internationally, nationally and locally designated sites are monitored throughout the Plan period, e.g. via the number, extent and condition of sites designated for nature conservation. We would advise the use of a green infrastructure standard as an indicator, such as Natural England's Accessible Natural Greenspace Standard (ANGSt). Parameters for measuring the implementation of net gain should be introduced, see further above for our advice on net gain monitoring.	Publication Plan SA	This is being considered and may be added in the Post Adoption Statement.
	Dec-20	68	New Forest	Recommends that recreational impacts on the New Forest are screened into the Appropriate Assessment, and that Fareham BC works with NFNPA and partners on a strategic mitigation scheme.	HRA for the Publication Plan	Amended.
	Dec-20	69	Nutrients	Recommends that Chichester and Langstone Harbours SPA/Ramsar, Portsmouth Harbour SPA/Ramsar and Solent and Dorset Coast SPA are screened into the Appropriate Assessment for water quality impacts.	HRA for the Publication Plan	Amended.
	Dec-20	70	7.7.3	Errant reference to SAC instead of Portsmouth Harbour SPA/Ramsar.	HRA for the Publication Plan	Corrected.
<b>Pegasus on behalf of The Hammond Family, Miller Homes and Bargate Homes</b>	Dec-20	71		The lower housing requirement has not been the subject of sustainability appraisal (SA). Whilst the SA re-assesses sites based upon a lower housing requirement it fails to consider the implications of a lower housing requirement, compared to the current standard method, upon the delivery of the SA objectives. Even if the lower requirement were justified by national policy, which it is not, the retention of the housing requirement at the level previously consulted upon would be a reasonable alternative.	Publication Plan SA	The lower housing was subject to SA in the SA Report for the Publication Plan which contained the lower requirement. That SA report also considered all available reasonable alternatives including the higher housing requirement contained in earlier consultation stages of the Plan. Since then the housing requirement has in any event been increased again.
<b>Gladman</b>	Dec-20	72		The SA/SEA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the FLP proposals on sustainable development when judged against all reasonable alternatives. The Council must ensure that the future results of the SA clearly justify its policy choices. In meeting development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected. This must be undertaken through a comparative and equal assessment of all reasonable alternatives, in the same level of detail for both chosen and rejected alternatives. The Council's decision making, and scoring should be robust, justified and transparent.	Publication Plan SA	Noted.

## **Appendix C: Policy, Plan & Programme Review**

Please see following pages.

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Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
<b>ACCESSIBILITY AND TRANSPORT</b>		
Department for Transport : Creating Growth, Cutting Carbon; Making Sustainable Local Transport Happen (January 2011)	The recent White Paper seeks to develop a “transport system that is an engine for economic growth, but one that is also greener and safer and improves quality of life in our communities”. The White Paper’s stated priority for local transport is as follows: “Encourage sustainable local travel and economic growth by making public transport and cycling and walking more attractive and effective, promoting lower carbon transport and tackling local road congestion.”	The DPD should seek to support the White Paper through maximising accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks.
2010 to 2015 government policy: local transport (May 2015)	This paper targets the fact that 55% of car journeys are under 5 miles and how other means of transport could be used instead, e.g. Walking, public transport or bike. It highlights that if these ways of travel were made more attractive it could encourage people to leave their car at home. In turn this reduces their carbon footprint and helps the UK to reach its climate change goals.	The DPD should use the Highways Efficiency Maintenance Programme which has been set up to aid and manage local road network. Local subsidies will help local bus networks along with investment in low carbon buses through the Green us Fund. Cycling needs to be encouraged, one way this can happen is through local business’s signing up to business cycle. Cycling networks also need to be made safer and more accessible
Department for Transport: Towards a Sustainable Transport System: Supporting Economic Growth in a Low Carbon World (November 2008)	Outlines five national goals for transport, focusing on the challenge of delivering strong economic growth while at the same time reducing greenhouse gas emissions. It outlines the key components of national infrastructure, discusses the difficulties of planning over the long term in the context of uncertain future demand and describes the substantial investments we are making to tackle congestion and crowding on transport networks. The National Goals for Transport are as follows: <b>Goal 1:</b> To reduce transport’s emissions of carbon dioxide and other greenhouse gases, with the desired outcome of tackling climate change. <b>Goal 2:</b> To support economic competitiveness and growth, by delivering reliable and efficient transport networks. <b>Goal 3:</b> To promote greater equality of opportunity for all citizens, with the desired outcome of achieving a fairer society. <b>Goal 4:</b> To contribute to better safety, security and health and longer life expectancy by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health. <b>Goal 5:</b> To improve quality of life for transport users and non-transport users, and to promote a healthy natural environment.	The DPD should seek to support the National Transport Goals through maximising accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure in the DPD area. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks.
National Planning Policy Framework (2012)	Replacing PPG13 (Transport), the policy sets out the Government’s planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Promoting sustainable transport. - Support sustainable transport development including; infrastructure, large scale facilities, rail freight, roadside facilities, ports and airports.	The DPD should maximise accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure in the DPD area. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks.

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	<ul style="list-style-type: none"> <li>- Protect and exploit opportunities for sustainable transport modes, including designing and locating developments to maximise sustainable modes and minimise day to day journey lengths.</li> </ul>	
Department for Transport: Transport White Paper: The Future of Transport – A Network for 2030 (2004)	Sets out factors that will shape transport in the UK over the next thirty years. Also sets out how the Government will respond to the increasing demand for travel, while minimising the negative impact on people and the environment.	New housing and employment provision, and new services, facilities and amenities will lead to increased demand for travel to the north of Fareham. The DPD should therefore take into account the objectives of the White Paper in order to minimise transport's effect on the environment.
Department for Transport: The Future of Rail White Paper (2004)	Sets out a blueprint for a new streamlined structure for Britain's Railway. The proposals aim to provide a single point of accountability for the network's performance, allow closer working between track and train and provide for greater devolution of decision making.	The development of the borough is likely to stimulate increased usage of the railway network.
Department for Transport: An Evidence Base Review of Public Attitudes to Climate Change and Transport Behaviour (2006)	Summary report of the findings of an evidence base review investigating the research base on public attitudes towards climate change and transport behaviour.	The DPD should be designed to effectively influence public behaviour in terms of promoting modal shift from the private car.
Public attitudes towards train services: 2015 (February 2015)	Summary report of the findings of an evidence base review investigating the research base on public attitudes towards train services. It concluded that 55% of adults in Great Britain used the train once in the past 12 months.	The DPD should promote increased use of railway services for both long and short distance travel.
Department for Transport: National Cycling Strategy and Review (1996, reviewed 2005)	The National Cycling Strategy aims to increase cycle use for all types of journey. The Review focuses on the mechanisms established for the delivery of cycling and the effect these have had on increasing cycling rates.	The DPD should take into account the objectives of the National Cycling Strategy by promoting cycle friendly development, supporting the provision of new cycling routes within and to and from development areas and improve the public realm.
Cycling Delivery Plan (October 2014)	This is a 10 year plan with the vision that cycling become the natural choice for shorter distance travel.	The DPD should take into account the goals of this plan and they should be promoted through strong leadership. Safe walking and cycling needs to be delivered through cycling proofing and pedestrian proofing travel infrastructure.
Hampshire County Council: Hampshire Local Transport Plan 2011-31 (2011)	Hampshire County Council's third Local Transport Plan (LTP3) came into effect on 1st April 2011. The Plan covers the period 2011-2031 and replaces the second Local Transport Plan (2006-11). It comprises two parts, including a 20-year Strategy, which sets out a long-term vision for how the transport network of Hampshire will be developed over the next 20 years, and three-year Implementation Plan setting out planned expenditure on transport over the period April 2011 to March 2014. The LTP3 sets out three 'Main Priorities', as follows: <ul style="list-style-type: none"> <li>• To support economic growth by ensuring the safety, soundness and efficiency of the transport network in Hampshire; and</li> <li>• Provide a safe, well-maintained, and more resilient road network in Hampshire as the basic transport infrastructure of the county on which all</li> </ul>	The DPD should seek to support the aims and objectives of the LTP3 through maximising accessibility to services and facilities by supporting an integrated approach to planning and transport infrastructure in the DPD area. Provision should be made for high quality public transport connections, and walking and cycling networks. Services and facilities should be located in good proximity to residential areas and sustainable transport links. Likewise employment areas should be located in areas with good accessibility to public transport and walking cycling networks. It should also ensure close working between at County and Borough level with regards to the transport needs.

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	<p>forms of transport directly or indirectly depend, and the key to continued casualty reduction and</p> <ul style="list-style-type: none"> <li>• Manage traffic to maximise the efficiency of existing network capacity, improving journey time reliability and reducing emissions, thereby supporting the efficient and sustainable movement of people and goods.</li> </ul> <p>Under these Main Priorities, the LTP3 presents 14 objectives. Of particular relevance to the DPD, is <i>Policy Objective 14: Outline and implement a long-term transport strategy to enable sustainable development in major growth areas</i>. This highlights that:</p> <p>“An effective and reliable transport network is essential to accommodating natural demographic growth and promoting economic success in Hampshire. Whilst acknowledging that most people will wish to own and use cars, it is important that new development is planned to avoid increasing traffic pressure by ensuring that attractive sustainable transport alternatives are available. These alternatives then need to be promoted to ensure that those working and living within new developments are aware of the travel choices open to them. In some cases, areas of planned development will require transport access improvements to enable the development to commence, or to cater for travel movements generated by the new development. Where appropriate, the County Council will work closely with Local Planning Authorities to identify and safeguard land that would be required for the delivery of transport improvements over the longer term. Such safeguarding will help to ensure that land that will be needed for transport improvements is protected from development.”</p>	
<p>Hampshire County Council: Hampshire Local Transport Plan 2011-31 (Reviewed 2013)</p>	<p>Hampshire’s transport strategy as set out in the Local Transport Plan (LTP) will help the County Council make progress on its corporate policies which are as follows;</p> <ol style="list-style-type: none"> <li>1. Developing and supporting stronger safer communities.</li> <li>2. Maximising well-being and enhancing a sense of place.</li> <li>3. Aiding its Sustainable Community Strategy</li> </ol> <p>The focus of short-term local investment is on the soundness, efficiency and maintenance of the transport network. If there is an increase in national transport investment in the medium-term, the County Council will be able to fund local improvements to the transport system. Looking to 2031 and beyond there is tremendous potential for technological development which could shape places and choices. The City Council needs to monitor and adapt policies to these developments.</p>	<p>The DPD needs to organise and make the best use of its own resources and powers to make sure people can reliably get to places they need to. They also need to work with others where they can to contribute towards the health and prosperity of the places where people live and work, so that transport:</p> <ul style="list-style-type: none"> <li>• respects and protects the physical quality of places; serves places’ economic needs;</li> <li>• minimises carbon emissions and the impact of climate change;</li> <li>• is fully integrated with other areas of policy affecting places (for example, economic development, energy and land-use planning);</li> <li>• helps places be sustainable and socially connected. .</li> </ul>
<p>Fareham Borough Council: Fareham Cycle Strategy (2005)</p>	<p>The Fareham Cycle Strategy seeks to encourage bicycle use in order to relieve traffic congestion and pollution in Fareham and encourage the use of bicycles for leisure to improve health and fitness. Taking account of the Sustrans proposals for safer routes to schools, Hampshire County Council's Headstart programme, proposed and existing cycling facilities in neighbouring districts and the wider objectives of the South East Hampshire Transportation Strategy, the strategy</p>	<p>The DPD should encourage the development of a comprehensive, safe and accessible cycle network to facilitate cyclist-friendly development, and enable intermodality with other modes of transport.</p>



Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	covers: <ul style="list-style-type: none"> <li>• Development of cycle tracks and lanes</li> <li>• Provision of special facilities for cyclists</li> <li>• Use measures such as Toucan crossings, advanced stop lines and road closure exemptions to provide special facilities and minimise danger to cyclists</li> <li>• Provide more secure cycle parking</li> <li>• Promotion of safe cycling</li> <li>• Monitoring cycle accident data</li> </ul>	
National Policy Statements (NPS): Ports NPS (Jan 2012)	It is a National Policy Statement (NPS) (England and Wales) and provides the framework for decisions on proposals for new port development. It is also a relevant consideration for the Marine Management Organisation, established in the Marine and Coastal Access Act 2009, which decides other port development proposals, and for local planning authorities where they have a role to play. This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.	Any DPDs which include port development within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the NPS and any other NPSs that are relevant to the application.
National Policy Statement. (NPS) for National Networks (2014)	The NPS sets out the need and provides a framework for nationally significant infrastructure on the national road and rail networks. The NPS has been subject to an Appraisal of Sustainability. The nature of sustainability effects is dependent upon the exact locations of development. The NPS also takes into account habitat considerations.	Any DPDs which include nationally significant road or rail infrastructure should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the NPS and any other NPSs that are relevant to the application.
<b>AIR QUALITY</b>		
EC Air Quality Directive (1996)	Aims to improve air quality throughout Europe by controlling the level of certain pollutants and monitoring their concentrations. In particular the Directive aims to establish levels for different air pollutants; draw up common methods for assessing air quality; methods to improve air quality; and make sure that information on air quality is easily accessible to Member States and the public.	The DPD may have impacts on air quality in the area surrounding the site allocations, as a result of increased housing and employment provision and the provision of new services, facilities and amenities. In this context the DPD should seek to support a limitation of air pollution and good air quality in the area by promoting the location and layout of development which supports modal shift, clean technologies and the provision of green infrastructure networks.
The Clean Air Policy Package (2013)	Aims to reduce certain pollutants throughout Europe. The objectives focus on innovation that will help support green growth and maintain the competitiveness of the European economy.	The DPD needs to identify key sectors contributing to national emissions in order to then reduce them.
DEFRA Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)	The strategy sets out a way forward for work and planning on air quality issues, sets out the air quality standards and objectives to be achieved, introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the strategy's objectives.	The DPD should seek to support a limitation of air pollution and good air quality in the area by promoting the location and layout of development which supports modal shift, clean technologies and the provision of green infrastructure networks.
National Planning Policy Framework (2012)	Replacing PPS23 (Planning and Pollution Control), the policy sets out the Government's planning policies for England and is a framework for local policies	The DPD should seek to support a limitation of air pollution and maximise good air quality in the area by promoting the location and

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	<p>and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Conserving and enhancing the natural environment;</p> <p>Planning should preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability</p>	<p>layout of development which supports modal shift, clean technologies and the provision of green infrastructure networks.</p>
<p>Hampshire County Council: Hampshire Local Transport Plan 2011-31 (2011)</p>	<p>Air quality is a key consideration of the LTP3. Policy Objective 10 of the LTP3 seeks to "Contribute to achieving local targets for improving air quality and national carbon targets through transport measures, where possible and affordable". It suggests that measures to reduce the need to travel, widen travel choice and reduce dependence on the private car, alongside investment in low-carbon vehicle technologies, are an important part of helping to meet local and national targets for carbon and air quality.</p>	<p>The DPD should support modal shift and aim to limit the growth in congestion in the surrounding area through promoting modal shift and public transport, walking and cycling as real alternatives to the car.</p>
<p>Hampshire County Council: Hampshire Local Transport Plan 2011-31 (Review 2013)</p>	<p>Policy Objective 10 seeks to "Contribute to achieving local targets for improving air quality and national carbon targets through transport measures, were possible and affordable". Priorities include helping to de-arsonist transport and address 'hotspots' of poor air quality that are traffic-related. The need to carry out air quality reviews and assessment of air quality management areas is highlighted in the action plan.</p>	<p>The DPD should support a reduction on the dependence on the private car to help meet local and national targets for air quality. Measures such as quiet surfacing can be considered in noise hotspots.</p>
<b>BIODIVERSITY AND GEODIVERSITY</b>		
<p>EC Sixth Environmental Action Programme 2002-2012 (2002)</p>	<p>Nature and biodiversity (including soil communities) has been identified as one of four priority areas for Europe. The EAP requires specific action to counteract pressures arising notably from pollution, the introduction of non-native species, and potential risks from releasing genetically modified organisms.</p>	<p>The DPD should aim to promote development which supports the area's biodiversity and geodiversity resource by maximising environmental, avoiding the location of high-polluting land uses near important biodiversity sites and facilitating the right conditions for native species. The DPD should also aim to promote development which supports the resilience of and improves sub regional ecological networks.</p>
<p>EC Seventh Environmental Action Programme (2015)</p>	<p>It identifies three key objectives;</p> <ol style="list-style-type: none"> <li>1. To protect, conserve and enhance the Union's natural capital</li> <li>2. To turn the Union into a resource-efficient, green and competitive low-carbon economy</li> <li>3. To safeguard the union's citizens from environment-related pressures and risks to health and well-being.</li> </ol>	<p>The DPD will be better able to undertake these goals if they become better informed through improving the knowledge base and allow for wise investment for environment and climate policy.</p>
<p>EC Biodiversity Strategy (1998)</p>	<p>Member states are required to develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity, and integrate as far as possible and as appropriate, the conservation and sustainable use of biological diversity into relevant sectoral or cross-sectoral plans, programmes and policies.</p>	<p>The DPD should have due regard to national, regional and local biodiversity strategies. The DPD should aim to promote development which supports the area's biodiversity and geodiversity resource by maximising environmental quality, avoiding the location of high-polluting land uses near important biodiversity sites and facilitating the right conditions for native species. The DPD should also aim to promote development which supports the resilience of and improves</p>

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Our life insurance, our natural capital: an EU biodiversity strategy to 2020 (2011)	Contains 20 actions for the six targets: <ul style="list-style-type: none"> <li>• Full implementation of the birds and habitats directives</li> <li>• Maintenance and restoration of ecosystem services</li> <li>• More sustainable agriculture and forestry</li> <li>• Better management of fish stocks</li> <li>• Tighter controls on invasive alien species</li> <li>• A bigger EU contribution to averting global biodiversity loss</li> </ul>	sub regional ecological networks.  The DPD should promote development which supports the area's biodiversity. They should be aiming to halt the loss of biodiversity and the degradation of ecosystem services where feasible.
The Pan-European Biological and Landscape Diversity Strategy (1995)	The strategy aims to stop and reverse the degradation of biological and landscape diversity values in Europe.	The DPD should support the provision of green infrastructure and biodiversity-friendly design and layout to enhance biological and landscape diversity in the borough.
Pan-European 2020 Strategy for Biodiversity (2011)	This strategy is in line with expectations EU Biodiversity Strategy to 2020. It refocuses efforts to prevent further loss of Biodiversity in the pan-European region.	The DPD should support the provision of green infrastructure and biodiversity-friendly design and layout to enhance biological and landscape diversity in the borough.
UN Convention on Biological Diversity (1992)	The aims of the Convention include the conservation of biological diversity (including a commitment to significantly reduce the current rate of biodiversity loss), the sustainable use of its components and the fair and equitable sharing of the benefits arising out of the utilization of genetic resources.	The DPD should include provision which enhances biological diversity (e.g. provision of woodland and greenspace) where possible in order to meet the requirements of the UN Convention, whilst at the same time avoiding biodiversity loss through careful choice of development sites.
The Convention on Biological Diversity, Pyeongchang, Republic of Korea (2014)	Governments are committed to achieving by the end of the decade, the Aichi Biodiversity Targets, which were agreed four years ago. Aichi Biodiversity Targets strategic goals: <ul style="list-style-type: none"> <li>• Address underlying causes of biodiversity loss by mainstreaming biodiversity</li> <li>• Reduce direct pressures on biodiversity and promote sustainable use</li> <li>• Improve the status of biodiversity by safeguarding ecosystems, species and genetic diversity</li> <li>• Enhance the benefits from biodiversity and ecosystem services</li> <li>• Enhance implementation through participatory planning, knowledge management and capacity building "</li> </ul>	The DPD should include provision which enhances biological diversity (e.g. provision of woodland and greenspace) where possible in order to meet the requirements of the UN Convention, whilst at the same time avoiding biodiversity loss through careful choice of development sites.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	The Convention seeks to conserve wild flora and fauna and their natural habitats, and to monitor and control endangered and vulnerable species.	Protected species are present throughout the borough, so the DPD should ensure that where development is necessary in areas containing these species, adequate mitigation is carried out before development commences. Monitoring of such species will also be necessary.
DEFRA Wildlife and Countryside Act (1981, as amended)	The principle mechanism for the legislative protection of wildlife in Great Britain.	Protected species are present throughout the borough, so the DPD should ensure that where development is necessary in areas containing these species, adequate mitigation is carried out before development commences. Monitoring of such species will also be necessary.

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
Natural Environment and Rural Communities Act 2006	A wide ranging act, parts of which re-organised the Government's arms-length bodies for countryside management. The most important part of the Act in relation to biodiversity is the section 40 duty on all public bodies to have regard to the conservation of biodiversity in England, when carrying out their normal functions.	Section 41 of the Act lists habitats and species of principal importance in England. The list includes all UK BAP habitats and species occurring in England (see above), plus hen harrier.
Conserving Biodiversity: The UK Approach (2007) (The UK Biodiversity Action Plan)	<p>The UK Biodiversity Action Plan (UK BAP) was published in 1994, and is the UK Government's response to the Convention on Biological Diversity (CBD), which the UK signed up to in 1992 in Rio de Janeiro. The CBD called for the development and enforcement of national strategies and associated action plans to identify, conserve and protect existing biological diversity, and to enhance it wherever possible.</p> <p>Priority species and habitats are those that have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).</p>	<p>The most-recent list of UK BAP priority species and habitats was published in August 2007 following a 2-year review of the BAP process and priorities, representing the most comprehensive analysis of such information ever undertaken in the UK.</p> <p>Following this review, the UK BAP priority list now contains 1150 species, and 65 habitats. All of the original priority habitats, identified in the original 1994 UK BAP, were re-selected, and the majority of priority species were also re-selected.</p> <p>Many of these habitats and species will be present in and around the borough, or pass through it, and the DPDs should explore opportunities to promote their conservation.</p>
Conservation of Habitats and Species Regulations 2010	<p>The UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.</p> <p>The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.</p> <p>The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4.</p>	There are several European sites in and around the borough, and a strong likelihood that European protected species could be affected directly or indirectly by development within the borough. The DPDs should explore opportunities to promote their conservation.
Making Space for Nature: a review of England's wildlife sites and ecological network (2010)	<p>The Making Space for Nature report, which investigated the resilience of England's ecological network to multiple pressures, concluded that England's wildlife sites do not comprise of a coherent and resilient ecological network. The report advocates the need for a step change in conservation of England's wildlife sites to ensure they are able to adapt and become part of a strong and resilient network. The report summarises what needs to be done to improve England's wildlife sites to enhance the resilience and coherence of England's ecological network in four words; more, bigger, better, and joined. There are five key approaches which encompass these, which also take into account of the land around the ecological network:</p> <ul style="list-style-type: none"> <li>(i) Improve the quality of current sites by better habitat management.</li> <li>(ii) Increase the size of current wildlife sites.</li> <li>(iii) Enhance connections between, or join up, sites, either through physical corridors, or through 'stepping stones'.</li> <li>(iv) Create new sites.</li> <li>(v) Reduce the pressures on wildlife by improving the wider environment, including through buffering wildlife sites.</li> </ul> <p>To establish a coherent ecological network 24 wide ranging recommendations</p>	The DPD should aim to promote development which supports the resilience of and improves sub regional ecological networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species.

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	<p>have been made which are united under five key themes:</p> <p>(i) There is a need to continue the recent progress in improving the management and condition of wildlife sites, particularly our SSSIs. We also make recommendations for how these should be designated and managed in ways that enhance their resilience to climate change.</p> <p>(ii) There is a need to properly plan ecological networks, including restoration areas. Restoration needs to take place throughout England. However, in some areas, both the scale of what can be delivered to enhance the network, and the ensuing benefits for wildlife and people, will be very high. These large areas should be formally recognised as Ecological Restoration Zones.</p> <p>(iii) There are a large number of surviving patches of important wildlife habitat scattered across England outside of SSSIs, for example in Local Wildlife Sites. We need to take steps to improve the protection and management of these remaining wildlife habitats. ‘Protection’ will usually be best achieved through incentive-based mechanisms, but at times may require designation.</p> <p>(iv) There is a need to become better at deriving multiple benefits from the ways we use and interact with our environment.</p> <p>(v) It will not be possible to achieve a step-change in nature conservation in England without society accepting it to be necessary, desirable, and achievable.</p>	
<p>The Natural Choice: Securing the Value of Nature. The Natural Environment White Paper. HM Government 2011.</p>	<p>Published in June 2011, the Natural Environment White paper sets out the Government’s plans to ensure the natural environment is protected and fully integrated into society and economic growth. The White Paper sets out four key aims:</p> <p>(i) <u>Protecting and improving our natural environment</u></p> <p>There is a need to improve the quality of our natural environment across England, moving to a net gain in the value of nature. It aims to arrest the decline in habitats and species and the degradation of landscapes. It will protect priority habitats and safeguard vulnerable non-renewable resources for future generations. It will support natural systems to function more effectively in town, in the country and at sea. It will achieve this through joined-up action at local and national levels to create an ecological network which is resilient to changing pressures.</p> <p>(ii) <u>Growing a green economy</u></p> <p>The ambition is for a green and growing economy which not only uses natural capital in a responsible and fair way but contributes to improving it. It will properly value the stocks and flows of natural capital. Growth will be green because it is intrinsically linked to the health of the country’s natural resources. The economy will capture the value of nature. It will encourage businesses to use natural capital sustainably, protecting and improving it through their day-to-day operations and the management of their supply chains.</p> <p>(iii) <u>Reconnecting people and nature</u></p> <p>The ambition is to strengthen the connections between people and nature. It wants more people to enjoy the benefits of nature by giving them freedom to connect with it. Everyone should have fair access to a good-quality natural</p>	<p>The DPD should seek to help deliver the aspirations of the White Paper. The DPD should seek to support natural systems in the DPD area and consider the role of the site allocations in allowing and facilitating people and communities to access and enjoy the natural environment.</p>

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	<p>environment. It wants to see every child in England given the opportunity to experience and learn about the natural environment. It wants to help people take more responsibility for their environment, putting local communities in control and making it easier for people to take positive action.</p> <p>(iv) <u>International and EU leadership</u></p> <p>The global ambitions are:</p> <ul style="list-style-type: none"> <li>internationally, to achieve environmentally and socially sustainable economic growth, together with food, water, climate and energy security; and</li> <li>to put the EU on a path towards environmentally sustainable, low-carbon and resource-efficient growth, which is resilient to climate change, provides jobs and supports the wellbeing of citizens.</li> </ul>	
<p>Natural Environment White Paper; implementation update report (October 2014)</p>	<p>The white paper 'The Natural Choice: Securing the Value of Nature' (2011) highlighted that a healthy natural environment is built upon sustained economic growth, prospering communities and personal wellbeing. It recognises that the value of nature can be mainstreamed across society by facilitating local action. The 92 commitments that were outlined are now either completed or in process of being completed.</p>	<p>The DPD should recognise and facilitate the connections between people and nature.</p>
<p>UK National Ecosystem Assessment (2011)</p>	<p>The UK National Ecosystem Assessment is the first analysis of the UK's natural environment and the benefits it provides to society and economic prosperity. The assessment leads on from the Millennium Ecosystem Assessment (2005) and analyses services provided by ecosystem set against eight broad habitat types. The ecosystem services provided by these habitat types have been assessed to find their overall condition. The assessment sought to answer ten key questions:</p> <ol style="list-style-type: none"> <li>1) What are the status and trends of the UK's ecosystems and the services they provide to society?</li> <li>2) What are the drivers causing changes in the UK's ecosystems and their services?</li> <li>3) How do ecosystem services affect human well-being, who and where are the beneficiaries, and how does this affect how they are valued and managed?</li> <li>4) Which vital UK provisioning services are not provided by UK ecosystems?</li> <li>5) What is the current public understanding of ecosystem services and the benefits they provide?</li> <li>6) Why should we incorporate the economic values of ecosystem services into decision making?</li> <li>7) How might ecosystems and their services change in the UK under plausible future scenarios?</li> <li>8) What are the economic implications of different plausible futures?</li> <li>9) How can we secure and improve the continued delivery of ecosystem services?</li> <li>10) How have we advanced our understanding of the influence of ecosystem services on human well-being and what are the knowledge constraints on</li> </ol>	<p>The DPD should seek to reflect the emerging importance of the ecosystem service concept. It should be aware of the impacts that spatial planning can have on these services and recognise the services that have the potential to be performed by the natural environment in the DPD area.</p>

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UK National Ecosystem Assessment Follow-On (June, 2014)	<p>more informed decision making?</p> <p>The main aims for national government departments are:</p> <ul style="list-style-type: none"> <li>• Incorporating the benefits that our ecosystem provide into policy development</li> <li>• Ensuring impact assessments include implications for ecosystems</li> <li>• Considering spatial consequences of policies on ecosystems</li> </ul>	<p>The DPD should conduct impact assessments of planning and policies on local ecosystems.</p> <p>The DPD should support local staff with the training on the benefits of the Ecosystem Approach.</p> <p>The DPD should work with the relevant partners to manage natural assets and support business development</p>
Biodiversity 2020: a Strategy for England's Wildlife and Ecosystem Services (2011)	<p>A new England Biodiversity Strategy, which introduces a package of measures to halt the decline of our wildlife and its habitats. The Strategy includes the following priorities:</p> <ul style="list-style-type: none"> <li>- Creating 200,000 hectares of new wildlife habitats by 2020 – this is equivalent to an area the size of Warwickshire</li> <li>- Securing 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition</li> <li>- Trialling new approaches to setting fishing quotas to reduce discards</li> <li>- Encouraging more people to get involved in conservation by supporting wildlife gardening and outdoor learning programmes</li> <li>- Introducing a new designation for local green spaces to enable communities to protect places that are important to them</li> </ul> <p>The Strategy will help to deliver the Natural Environment White Paper.</p>	<p>The DPD should seek to address the objectives of the biodiversity strategy by fully addressing biodiversity considerations through the DPD's development process.</p> <p>In particular the DPD should support new development which avoids sensitive areas and seeks to support sub regional biodiversity networks.</p>
Guide to Biodiversity 2020 and progress update (2013)	<p>The strategy outlines what is needed to halt overall biodiversity loss by 2020 and sets ambitious goals including:</p> <ul style="list-style-type: none"> <li>• Better wildlife habitats for priority habitat and Sites of Specific Scientific Interest (SSSIs)</li> <li>• More, bigger and less fragmented areas for wildlife, increase in priority habitats by at least 200,000ha</li> <li>• The restoration of 15% of degraded ecosystems</li> <li>• Establishing a Marine Protected Area network</li> <li>• Managing and harvesting fish sustainably</li> <li>• Marine plans in place by 2022</li> <li>• An overall improvement in the status of wildlife and prevention of further human induced extinctions of known threatened species</li> <li>• Significantly more people engaged in biodiversity issues"</li> </ul>	<p>There are resources to help local projects contribute to the 2020 Biodiversity goal</p>
TCPA Biodiversity by Design: A Guide for Sustainable Communities (2004)	<p>The development process should consider ecological potential of all areas including brownfield sites. Local authorities and developers have a responsibility to mitigate impacts of development on designated sites and priority habitats and species and avoid damage to ecosystems.</p>	<p>The DPD should aim to promote development which supports the resilience of and improves sub regional ecological networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species.</p>
National Planning Policy Framework (2012))	<p>Replacing PPS9 (Biodiversity and Geological Conservation), the policy sets out the Government's planning policies for England and is a framework for local policies</p>	<p>The DPD should aim to promote development which protects and supports the resilience of and improves sub regional ecological</p>

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	<p>and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Conserving and enhancing the natural environment;</p> <p>The planning system should contribute and enhance the natural and local environment by;</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>• Recognising the wider benefits of ecosystem services;</li> <li>• Minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures;</li> <li>• Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and</li> <li>• Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</li> </ul> <p>Plans and decisions should encourage effective use of brownfield sites and take into account the economic benefits of agricultural land when assessing development, seeking to utilise areas of poorer quality land.</p> <p>Local planning strategic approach should plan positively for creation, protection, enhancement and management of networks of biodiversity and green infrastructure.</p> <p>Maintain character and scenic beauty of undeveloped coast and landscapes, especially; Heritage coast, National Parks, the Broads and Areas of Outstanding Natural Beauty.</p> <p>Planning and decision making should occur at a landscape scale across local authority boundaries and assess noise, air and light pollution, considering cumulative impacts.</p> <p>The framework offers guidance to protect and enhance biodiversity specifically regarding priority species/habitats, protected sites and potential/proposed/possible protected sites.</p>	<p>networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species. Local geodiversity assets should also be recognised by the DPD.</p>
<p>English Nature: Climate Change - Space for Nature? (2006)</p>	<p>Scene setting information for the next 80 years in terms of climate change's likely effects on biodiversity. Prescribes suggested actions to be taken in preparation for change.</p>	<p>The DPD should support flora and fauna's ability to adapt to the effects of climate change by promoting coherent and resilient ecological network in the borough. This should include new and enhanced green space and green corridors and the restoration of species and habitats appropriate to the borough's physical and geographical context, to levels that are sustainable in a changing climate.</p>
<p>Climate Change Adaptation (2013)</p>	<p>Main action plans:</p> <ul style="list-style-type: none"> <li>• Understanding the risks of climate change by undertaking a UK Climate</li> </ul>	<p>The DPD should include measure which support or facilitate implementation of the action plan.</p>



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	<p>Change Risk Assessment which will be updated every five years</p> <ul style="list-style-type: none"> <li>• Preparing for climate change through a national adaptation programme</li> <li>• Adapting essential services and infrastructure to cope with potential changes</li> </ul>	
<p>DEFRA England's Trees, Woods and Forests - a Consultation Document (2006)</p>	<p>Government objectives include: to safeguard England's resource of trees, woods and forests for future generations; to protect the environmental resources of water, soil and air, and to protect and enhance biodiversity and landscapes, and cultural values; to ensure that woodlands and trees enhance the quality of life for those living in, working in, or visiting England; to encourage the development of new or improved market for sustainable woodland products and services where this will deliver identifiable public benefits, nationally or locally.</p>	<p>The DPD should aim to protect trees and woods and recognise their value to landscape, biodiversity, climate change mitigation and adaptation, environmental quality and for the public realm. Planting of trees within new development sites should be encouraged.</p>
<p>Government Forestry and Woodlands Policy Statement (January 2013)</p>	<p>This policy sets out to protect, improve and expand the public and private woodland assets.</p> <p>The main aims of the policy are:</p> <ul style="list-style-type: none"> <li>• Protecting trees, woods and forests which will be done by using £8.5 million of funding to do in-depth research into tree diseases</li> <li>• Improving and sustaining valuable woodland assets so that they can contribute to economic growth</li> <li>• Expanding woodland resources with the aim to deliver 12% woodland cover by 2060</li> <li>• Realising more of our woodlands' value</li> <li>• Deliver strong arrangements that achieve better quality outcomes for the economy, people and nature"</li> </ul>	<p>The DPD should promote community involvement in the protection of woodlands. Local authorities, businesses and communities are the best to decide their local priorities.</p>
<p>DEFRA Guidance for Local Authorities on Implementing Biodiversity Duty (2007)</p>	<p>The Duty is set out in Section 40 of the Natural Environment and Rural Communities Act (NERC) 2006, and states that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". Particular areas of focus include: Policy, Strategy and Procurement; Management of Public Land and Buildings; Planning, Infrastructure and Development; and Education, Advice and Awareness.</p>	<p>Biodiversity considerations should be fully considered by the DPD. In particular development should avoid sensitive areas and seek to increase provision of wildlife friendly areas such as green space within the DPD area. Local geodiversity assets should also be recognised by the DPD.</p>
<p>Biodiversity duty: public authority duty to have regard to conserving biodiversity (October 2014)</p>	<p>Every public authority in England has a duty to conserve biodiversity as part of their policy or decision making. Conserving biodiversity includes restoring or enhancing a population or habitat</p>	<p>Biodiversity considerations should be acknowledged by the DPD especially when:</p> <ul style="list-style-type: none"> <li>• Developing policies and strategies</li> <li>• Managing the planning system</li> <li>• Managing land, buildings, woodlands, parks, community amenities, waste, pollution, energy and water</li> <li>• Developing infrastructure</li> <li>• Making decisions about procurement</li> <li>• Implementing economic, environmental and social programmes</li> </ul>
<p>CABE Making Contracts Work for Wildlife: How to Encourage</p>	<p>Advises on how to make the most of the potential for biodiversity in urban parks and it shows how the commitment of individuals and employers can make the</p>	<p>The DPD should seek to increase the biodiversity value of built up areas through promoting an expansion of a multifunctional green</p>

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Biodiversity in Urban Parks (2006)	difference between failure and inspiring success.	infrastructure network.
South East England Biodiversity Forum: South East Biodiversity Strategy (2008)	The South East Biodiversity Strategy seeks to provide a strategic framework for the delivery of biodiversity targets in the region; embed a landscape scale approach to restoring whole ecosystems; create the space needed for wildlife to respond to climate change; and be a core element within the strategies and delivery plans of organisations across the South East region.	The DPD should support the framework through seeking to encourage an approach to development which supports a holistic approach to biodiversity requirements, incorporating green infrastructure, landscape protection and habitat provision.
Seeing the Wood for the Trees: A forestry and Woodland Framework for South East of England: 2004	<p>The Framework seeks the following outcomes for the region:                      Trees and woodlands supporting the development of sustainable communities;</p> <ul style="list-style-type: none"> <li>• More people’s health and well-being improved through visiting woodlands;</li> <li>• Greater use being made of trees and woodlands for community projects and activities;</li> <li>• Woodlands enhancing and protecting the region’s environment, together with safeguards for the heritage features within them;</li> <li>• Woodland habitats and species being brought into good ecological condition;</li> <li>• The economic value of woodland products to the region being increased;</li> <li>• Woodlands playing a greater role in attracting tourism, inward investment and other economic activity;</li> <li>• Woodlands and trees, especially ancient woodlands and veteran trees, protected from loss;</li> <li>• Integrated, strategic planning of woodland management.</li> <li>• The skills base needed to manage our woodlands;</li> <li>• Increasing public awareness about woodlands and their management; and</li> <li>• The financial viability of woodland management secured.</li> </ul>	The DPD should aim to protect trees and woods and recognise their value to landscape, biodiversity, climate change mitigation and adaptation, environmental quality and for the public realm. Planting of trees within the development sites should be encouraged.
Hampshire Biodiversity Partnership: Biodiversity Action Plan for Hampshire Volume 1 and 2	<p>The Hampshire Biodiversity Plan provides a local response to the UK Government’s National Action Plans for threatened habitats and species. Volume one (strategic plan) of the BAP sets out the objectives of the Partnership, describes Hampshire’s biodiversity, and identifies habitats and species of priority concern. It also presents a strategy for information, data and raising awareness of biodiversity. Volume two contains individual action plans for priority habitats and species and topics that have a considerable influence on the conservation of biodiversity</p> <p>Its objectives are as follows:</p> <ul style="list-style-type: none"> <li>• to audit the nature conservation resource of Hampshire</li> <li>• to identify from the audit habitats and species of priority nature conservation concern, including those which are locally distinct</li> <li>• to prepare action plans for habitats and species of priority concern and follow through with programmes of implementation and monitoring</li> <li>• to ensure that data on habitats and species is sufficient to enable effective implementation and monitoring of biodiversity objectives</li> </ul>	The DPD should aim to promote development which supports the resilience of and improves sub regional ecological networks. This includes through facilitating the provision of a high quality green infrastructure network, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species. The DPD also should recognise the benefits of improved biodiversity infrastructure for climate change adaptation.

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	<ul style="list-style-type: none"> <li>to review general issues affecting biodiversity, such as agriculture and development, and chart a course of appropriate action</li> </ul>	
(contd...)	<ul style="list-style-type: none"> <li>to raise awareness and involvement in biodiversity conservation across all sectors</li> <li>to encourage individuals and organisations to review their role in biodiversity conservation and the resources required, and develop their own action in response to the Biodiversity Action Plan for Hampshire</li> <li>to maintain an ongoing partnership which will co-ordinate, develop and support action for biodiversity</li> <li>to monitor and review progress towards meeting the above objectives and the targets set out in the habitat and species action plans</li> <li>to periodically update the Biodiversity Action Plan for Hampshire and its component habitat and species action plans to take account of changing circumstances</li> </ul> <p>The plan contains 28 Species Action Plans and 13 Habitat Action Plans.</p>	
Fareham Local Biodiversity Action Plan Review (2008)	The Local Biodiversity Action Plan identifies priority habitats and species in the borough, setting targets for their conservation and outlining mechanisms for achieving these.	The DPD should support the objectives of the Local Biodiversity Action Plan through protecting and enhancing regional and sub-regional biodiversity networks and seeking to support priority habitats and species
Winchester Biodiversity Action Plan (2005)	This Local Biodiversity Action Plan for Winchester presents a review of the biodiversity within Winchester district and identifies how biodiversity can be protected, enhanced and maintained in the future. It identifies priority habitats and species in the district, sets targets for their conservation, and outlines mechanisms for achieving these. The LBAP is currently being reviewed.	The DPD should support the objectives of the Local Biodiversity Action Plan through protecting and enhancing regional and sub-regional biodiversity networks and seeking to support priority habitats and species.
The Solent Waders and Brent Goose Strategy 2010	<p>The Strategy is a non-statutory document presenting evidence, analysis and recommendations to inform decisions relating to strategic planning as well as individual development proposals.</p> <p>The Strategy relates to internationally important Brent Goose and wading bird populations within and around the Special Protection Areas and Ramsar wetlands of the Solent Coast (Hampshire, Isle of Wight and West Sussex). The underlying principle of the Strategy is to wherever possible conserve extant sites, and to create new sites, enhancing the quality and extent of the feeding and roosting resource outside of designated site boundaries.</p>	<p>The Strategy is based on three years worth of survey data, the majority of which was collected by volunteer surveyors. The survey focussed on Brent Goose feeding sites and wader roosting sites outside of the currently designated coastal areas. Over one thousand sites across the Solent were assessed for current use and for future potential use by birds. These sites have been mapped and identified in the Strategy as forming part of the ecological network of sites, essential for the long-term survival of our coastal bird populations. T</p> <p>DPDs in the borough should seek to protect both currently important sites, and sites which may become important in future years due to factors such as climate change, to ensure the overall availability of roosting and foraging sites does not decrease.</p>
Solent Disturbance and Mitigation Project (various reports)	The Solent disturbance and mitigation project was initiated in response to concerns over the impact of disturbance on coastal birds and their habitats. The focus of the project is on the likely effect of increased visitor pressure and recreational use arising from planned strategic development in the Solent area, in relation to disturbance impacts on overwintering birds within the SPAs and	The DPD should support delivery of SDMP avoidance and mitigation measures in a local context, while contributing the strategic avoidance of disturbance impacts through its spatial distribution of development.

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	<p>Ramsars.</p> <p>The first phase involved a review of literature on disturbance to birds and data availability for use in future assessment. Phase 2 of the project ran from 2009 to 2012, and gathered data on bird numbers and their responses to various forms of recreational disturbance, while visitor surveys established visiting patterns at specific sites. Household surveys explored which locations are most popular and why. Phase 2 culminated in a modelling exercise to predict the disturbance response effects on birds at hotspots of recreational visiting activity. Phase 3 combined the findings of earlier phases in order to determine how development planning can influence these responses, and explore ways in which impacts might be mitigated.</p> <p>All three phases are now complete and LPAs in the sub-region are cooperatively progressing their implementation plans.</p>	
<p>South Hampshire Green Infrastructure Strategy 2010</p>	<p>The purpose of this Strategy is to identify existing green infrastructure (GI), consider what enhancements or introductions should be made, and to recommend how the Strategy might be delivered. The guiding principles for green infrastructure use connectivity and multifunctionality to create a robust network of green spaces to address identified deficits and needs.</p> <p>The vision for the Strategy is: To provide a long term framework (to 2026) to shape and enhance an integrated and multifunctional green network of south Hampshire's distinctive local environments to ensure they can adapt to climate change and are managed and valued as part of sustainable, prosperous and healthy lifestyles.</p> <p>The aims of the strategy are to:</p> <ul style="list-style-type: none"> <li>- Identify sub-regional strategic initiatives and project proposals to provide a high quality of life for the people who live and work in the sub-region.</li> <li>- Seek to maximise multifunctional use of open space and natural spaces for a range of benefits including biodiversity, climate change, the production of food, fibre and fuel, economic investment and activity, health, landscape, recreation and well-being.</li> <li>- Promote connectivity of all types of greenspace at a range of scales.</li> <li>- Provide a key element of the sub-region's mitigation strategy in relation to the Habitats Regulations.</li> </ul>	<p>The DPD should support delivery of multifunctional green infrastructure in a local context.</p>
<p>South Hampshire Strategy (2012)</p>	<p>The strategy is a guide to sustainable development and change to 2026. Their aims are for South Hampshire to enhance its status as:</p> <ul style="list-style-type: none"> <li>• An area offering prosperity and a high quality of life for residents</li> <li>• A location of choice for growing business</li> <li>• A major centre of excellence in creativity, innovation and more sustainable growth</li> <li>• A place where the benefits of growth are shared by all sectors</li> <li>• An internationally known area with distinct identity</li> <li>• An area which is economically, socially and environmentally resilient to climate change</li> </ul>	<p>The DPD should support the strategy aims on a local scale especially through enhancing leisure and cultural offers, enhanced green space and enriching the environment.</p>

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	The brighter future will be based on a strengthened economy, skilled workforce, a broader range of housing and better infrastructure. Quality places will be created which increase quality of life and decrease health and well-being inequalities..	
<b>CLIMATE CHANGE</b>		
UN Framework Convention on Climate Change (1992)	Sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change.	The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support the provision of renewable energy provision in the DPD area. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas, supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems.
IPCC Kyoto Protocol to the United Nations Framework Convention on Climate Change (1997)	Commits member nations to reduce their emissions of carbon dioxide and other greenhouse gases, or engage in emissions trading if they maintain or increase emissions of these gases.	The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support renewable energy provision in the DPD area.
United Nations Climate Change Convention Paris (2015)	<p>At the convention Governments agreed to key goals under five main headings:</p> <ul style="list-style-type: none"> <li>• Mitigation: reducing emissions</li> <li>• Transparency and global stocktake</li> <li>• Adaptation</li> <li>• Loss and damage</li> <li>• Support</li> </ul> <p>Within these categories some of the key goals include:</p> <ul style="list-style-type: none"> <li>• A long-term goal of keeping the increase in global average temperature well below 2°C, and an aim to limit the increase to 1.5°C</li> <li>• The need for global emissions to peak as soon as possible</li> <li>• Come together every 5 years to set more ambitious targets</li> <li>• Provide continued support for adaptation in developing countries</li> <li>• Recognising the importance of averting, minimising and addressing loss associated with adverse effects of climate change.</li> </ul>	The DPD should seek to strengthen their ability to cope with the impacts of climate change. They should promote efficient sustainable design and the use of renewable energy.
EC Sixth Environmental Action Programme 2002-2012 (2002)	Climate change has been identified as one of four priority areas for Europe. The EAP's main objective is a reduction in emissions of greenhouse gases without a reduction in levels of growth and prosperity, as well as adaptation and preparation for the effects of climate change.	The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support the provision of renewable energy provision in the DPD area. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas, supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems.
EC Seventh Environmental Action Programme	After the sixth EAP climate change was highlighted as still having an unsustainable trend. This EAP aims to achieve the environmental and climate change targets set	The DPD should allow for increased climate change mitigation to help to meet international and national agreed goals and targets for

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	out by the EU and to identify policy gaps where additional targets may be required. Additionally climate change partnerships should be intensified and more action should be taken to mainstream environmental and climate-related development policies.	climate change. They should continue to support growth in green infrastructure and the development of sustainable urban drainage system.
EU Sustainable Development Strategy (2006)	This Strategy identifies key priorities for an enlarged Europe to focus on up to 2010, including climate change and clean energy, and sustainable transport.	The DPD should encourage efficient design of new development and redevelopment; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support the growth renewable energy provision in the DPD area. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas, supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems.
Rio+20 UN Conference on Sustainable Development	The conference took place to mark 10th anniversary of the World Summit and Sustainable Development. The objectives were to secure renewed political commitment for sustainable development, assess progress to date of the major previous summits and address new and emerging challenges. It is an institutional framework for sustainable development. It promotes a green economy in the context of sustainable development and poverty eradication.	The DPD should adhere to the aims set out at the conference, most notably promoting green infrastructure and renew a commitment to sustainable development.
UK Climate Change Act 2008 (2008)	<p>The 2008 Climate Change Act seeks to manage and respond to climate change in the UK, by:</p> <ul style="list-style-type: none"> <li>• Setting ambitious, legally binding targets;</li> <li>• Taking powers to help meet those targets;</li> <li>• Strengthening the institutional framework;</li> <li>• Enhancing the UK's ability to adapt to the impact of climate change; and</li> <li>• Establishing clear and regular accountability to the UK Parliament and to the devolved legislatures.</li> </ul> <p>Significantly, the Act sets a legally binding target of at least an 80 percent cut in greenhouse gas emissions by 2050 and at least a 34 percent cut by 2020. These targets are against a 1990 baseline.</p>	The DPD should seek to encourage a reduction in greenhouse gas emissions, to reflect national targets for climate change mitigation through encouraging modal shift, supporting appropriate locational policies for development, encouraging energy and resource efficiency and supporting renewable energy provision. It should also seek to increase the resilience of the borough to the effects of climate change.
Climate Change Adaptation (2013)	<p>This policy outlines the adaptations needed for the challenges that climate change pose. The main action plans are:</p> <ul style="list-style-type: none"> <li>• Understanding the risks of climate change by undertaking a UK Climate Change Risk Assessment which will be updated every five years</li> <li>• Preparing for climate change through a national adaptation programme</li> <li>• Adapting essential services and infrastructure to cope with potential changes"</li> </ul>	The DPD should include measure which support or facilitate implementation of the action plan.
UK Renewable Energy Strategy (2009)	The UK has committed to sourcing 15% of its energy from renewable sources by 2020 – an increase in the share of renewables from about 2.25% in 2008. The Renewable Energy Strategy sets out how the Government will achieve this target through utilising a variety of mechanisms to encourage Renewable Energy provision in the UK. This includes through streamlining the planning system, increasing investment in technologies and improving funding for advice and	The DPD should encourage renewable energy provision, through helping to realise opportunities for new renewable energy facilities in the area and supporting an increase in microgeneration.

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UK Renewable Energy roadmap: 2013 Update	<p>awareness raising.</p> <p>This is the second Update to the 2011 Renewable Energy Roadmap. Renewable energy is continuing to support economic growth through investment. The U.K. has made good progress against the 15% target set out in the 2009 EU Renewable Energy Directive. Building on this ambitious targets have been set out for 2020. The Government has set out a Delivery Plan for the creation of renewable technologies. Their modelling indicates 16 GW of offshore wind by 2020, and 39 GW by 2030. New markets need to be created for renewable heat. This is seen as a long-term task as decarbonisation is expected to steadily increase during the second part of the decade.</p>	<p>The DPD should put in place the market framework which enables strong continued investment. Alternative renewable energy resources need to be promoted.</p>
The UK Low Carbon Transition Plan (2009)	<p>The UK Low Carbon Transition Plan sets out how the UK will meet the Climate Change Act's legally binding target of 34 percent cut in emissions on 1990 levels by 2020. It also seeks to deliver emissions cuts of 18% on 2008 levels.</p> <p>The main aims of the Transition Plan include the following:</p> <ul style="list-style-type: none"> <li>• Producing 30% of energy from renewables by 2020;</li> <li>• Improving the energy efficiency of existing housing;</li> <li>• Increasing the number of people in 'green jobs'; and</li> <li>• Supporting the use and development of clean technologies.</li> </ul>	<p>The DPD should seek to support the aims of the UK Low Transition Plan by promoting renewable energy provision in the DPD area; maximising the energy efficiency of new housing, employment and services; helping facilitate the growth of green jobs and supporting the development of environmental technologies locally.</p>
National Planning Policy Framework (2012)	<p>Replacing 'Planning and Climate Change: Supplement to PPS1', the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Meeting the challenge of climate change, flooding and coastal change;</p> <p>Adoption of proactive strategies to mitigate and adapt to climate change in line with the objectives and provisions of the Climate Change Act 2008, taking full consideration of flood risk, coastal change and water supply and demand.</p> <p>Support low carbon future by helping to increase the use of renewable and low carbon sources in line with the National Policy Statement for Renewable Energy Infrastructure.</p> <p>Seeks to ensure that all types of flood risk is taken into account ,over the long term, at the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk</p> <p>Under the principle of 'promoting healthy communities' local and neighbourhood plans should identify community green spaces of particular importance to them, ensuring any development of these areas is ruled out in a majority of circumstances.</p>	<p>The DPD should encourage efficient design of new developments in line with the Governments zero carbon buildings policy and support renewable energy use and provision within the borough. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas or increasing flood risk elsewhere, considerations regarding coastal change (in line with Integrated Coastal Zone Management), supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems and other measures.</p> <p>The DPD should seek to ensure development does not take place in flood risk areas, and does not increases flood risk in existing or potential (due to climate change) flood risk areas. It should also seek to ensure that new development proposals utilise the SFRA which has been carried out sub regionally, and apply the sequential/exception test where appropriate.</p>
DfT An Evidence Base Review of Public Attitudes to Climate Change and Transport Behaviour (2006)	<p>Summary report of the findings of an evidence base review investigating the research base on public attitudes towards climate change and transport behaviour.</p>	<p>The DPD has a role to play in influencing public behaviour in terms of facilitating the energy efficient design and construction of new buildings, changing travel patterns and reducing car use and improving green infrastructure.</p>

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DfT An Evidence Base Review of Public Attitudes to Climate Change and Transport Behaviour (2006)	Summary report of the findings of an evidence base review investigating the research base on public attitudes towards climate change and transport behaviour.	The DPD has a key role for influencing public behaviour in terms of changing travel patterns, reducing car use, and improving green infrastructure.
Public Attitudes Towards Climate Change and the Impact of Transport (2011)	This report summarises attitudes towards climate change in relation to transport. It shows that the levels of belief in and concern about climate change have been decreasing. The proportion of adults 'fairly concerned' about climate change has fallen from 81% in 2006 to 70% in 2010.	The DPD has a key role for influencing public behaviour in terms of changing travel patterns, reducing car use, and improving green infrastructure.
Carbon Trust: The Climate Change Challenge: Scientific Evidence and Implications (2005)	This report summarises the nature of the climate change issue. It explains the fundamental science and the accumulating evidence that climate change is real and needs to be addressed. It also explains the future potential impacts, including the outstanding uncertainties.	The DPD should promote development which contributes to a limitation of greenhouse gas emissions. It should also facilitate climate change adaptation, through supporting the sustainable management of flood risk areas, promoting design and layout which increases the resilience of the DPD area to climate change, facilitating a growth in green infrastructure and promoting the use of sustainable urban drainage systems.
Energy Saving Trust: Renewable Energy Sources for Homes in Urban Environments (2005)	Provides information about the integration of renewable energy sources into new and existing dwellings in urban environments. It covers the basic principles, benefits, limitations, costs and suitability of various technologies.	The DPD should encourage the incorporation of renewable energy provision into the design of new housing.
Government Office for the South East: Strategy for Energy Efficiency and Renewable Energy (2004)	The strategy seeks to encourage greater energy efficiency and the development of renewable energy sources over the short, medium and longer term.	The DPD should encourage efficient design of new development; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support renewable energy provision.
Carbon Trust: The Climate Change Challenge: Scientific Evidence and Implications (2005)	This report summarises the nature of the climate change issue. It explains the fundamental science and the accumulating evidence that climate change is real and needs to be addressed. It also explains the future potential impacts, including the outstanding uncertainties.	The DPD should encourage efficient design of new development; support layout of development which reduces the need to travel and which encourages walking, cycling and public transport use; and support renewable energy provision. The DPD should also facilitate climate change adaptation, such as a presumption against development in flood risk areas, supporting a growth in green infrastructure and promoting the development of sustainable urban drainage systems.
South East Climate Change Partnership: Adapting to climate change: a checklist for development (2005)	The document, primarily aimed at developers, their partners, design teams, architects, surveyors and engineers, sets out a checklist and guidance for new developments to adapt to climate change. The aim is to future-proof developments and to build-in resilience to climate change impacts now and in the future.	The DPD should seek to facilitate effective climate change adaptation, including through a presumption against development in flood risk areas, promoting high quality green infrastructure networks and encouraging the incorporation of sustainable drainage systems.
Fareham Borough Council: Environmental Sustainability Strategy, Towards a Greener Fareham (2010)	The main purpose of the strategy is to set out the priority actions which the Borough Council, its partners in the statutory and business sectors and local residents need to take in the near future to ensure the future sustainability of the Borough. Sustainability, in this context, could be defined as enabling the current residents of the Borough to enjoy a better quality of life without compromising the quality of life for future generations	The DPD should seek to facilitate a limitation in greenhouse gas emissions to reflect national targets for climate change mitigation through encouraging modal shift, supporting appropriate locational policies for development, encouraging energy and resource efficiency and supporting renewable energy provision. The DPD should also facilitate climate change adaptation, including through a presumption against development in flood risk areas,



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	The strategy contains three main strands: <ul style="list-style-type: none"> <li>• Reducing the carbon footprint of the Borough</li> <li>• Managing natural resources more effectively</li> <li>• Adapting to climate change</li> </ul>	promoting high quality green infrastructure networks and encouraging the incorporation of sustainable drainage systems.
National Policy Statements (NPS): Renewable Energy Infrastructure NPS (July 2011)	It sets out the Government’s policy (England and Wales) for delivery of major energy infrastructure, enabling the planning system to be rapid, predicable and accountable.  This NPS, and in particular the policy and guidance on generic impacts and mitigation may be helpful to local planning authorities (LPAs) in preparing their local impact reports.	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS (see Material Assets theme), this technology specific NPS and any other NPSs (see Material Assets theme) that are relevant to the application in question.
National Policy Statements : Water Supply NPS*  * This NPS has not yet been published in draft (2012).	It sets out the Government’s policy for delivery of major infrastructure, relating to the mitigation of, and adaptation to, climate change.  This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.	N/A
<b>ECONOMIC FACTORS</b>		
EU European Employment Strategy (1997, revised 2005)	The EES is designed as the main tool to give direction to and ensure co-ordination of the employment policy priorities to which Member States should subscribe at EU level.	The DPD should support the growth of jobs and employment across a range of sectors and should support existing jobs. The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the site allocations area and the surrounding area.
Europe 2020	Europe 2020 is the EU’s ten-year growth strategy. Five ambitious goals have been highlighting addressing five main issues: <ol style="list-style-type: none"> <li>1. Employment</li> <li>2. Innovation</li> <li>3. Education</li> <li>4. Social inclusion</li> <li>5. Climate/energy</li> </ol> For the issue of employment a target has been set for 75% of 20-64 year-olds to be employed.	The DPD should support the growth of jobs and employment across a range of sectors and should support existing jobs. The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the site allocations area and the surrounding area.
EU The Lisbon Strategy (2000, revised 2005)	The Lisbon Strategy was adopted in March 2000 and aims to make the EU the most dynamic and competitive economy by 2010. This strategy involves a range of policy areas, from research and education to environment and employment.	The DPD should support the growth of jobs and employment across a range of sectors and should support existing jobs. The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the site allocations area and the surrounding area.
National Planning Policy Framework (2012)	Replacing PPS1(Delivering Sustainable Development), the policy sets out the Government’s planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for	Sustainable economic development which supports environmental improvements, improves community cohesion and enhances the vitality and vibrancy of urban and rural areas should be a central aim of the DPD.

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	<p>plan and decision making, including - Building a strong competitive economy; NPPF highlights the Government’s commitment to securing economic growth to create jobs and prosperity, ensuring the planning system does everything it can to support sustainable economic growth.</p> <p>Local planning authorities should proactively meet development needs recognising potential barriers to invest (including infrastructure, housing and services) and regularly review land allocations.</p> <p>Economic growth in rural areas should be supported to create jobs and sustainable new developments, including expansion of all types of businesses, diversification of agriculture, supporting tourism and retention of local services.</p> <p>In drawing up local plans, local authorities should;</p> <ul style="list-style-type: none"> <li>• Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;</li> <li>• Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;</li> <li>• Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;</li> <li>• Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;</li> <li>• Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and</li> <li>• Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.</li> </ul>	
<p>DfES Education and Skills: Delivering Results, A Strategy to 2006 (2002)</p>	<p>Objectives are to: give children an excellent start in education so that they have a better foundation for future learning; enable all young people to develop and to equip themselves with the skills, knowledge and personal qualities needed for life and work; and encourage and enable adults to learn, improve their skills and enrich their lives.</p>	<p>The DPD should encourage the provision of new educational and learning facilities to help improve skills and increase opportunities.</p>
<p>HM Treasury: Science &amp; innovation investment framework 2004-2014 (2004)</p>	<p>Describes how the UK should attract the highest-skilled people and companies which have the potential to innovate turn innovation into a commercial opportunity.</p>	<p>The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities. The DPD also has the potential to attract new companies and higher skilled people through supporting the vitality and vibrancy of the wider area and facilitating a high quality local environment through appropriate land use, design and layout.</p>
<p>DEFRA Securing the Future - UK Government sustainable development strategy (2005)</p>	<p>Sets a broad-ranging policy agenda for achieving sustainable development in the UK. This includes topics related to helping people make better choices; sustainable consumption and production; climate change and energy; protecting natural resources and enhancing the environment; and creating sustainable communities.</p>	<p>The DPD, in addition to securing the provision of high quality employment, should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities.</p>

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DfES 14-19 Education and Skills White Paper (2005)	Sets out proposals, which build on the strengths of the existing education system, designed to ensure that every young person masters functional English and maths before they leave education.	The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the area.
DfES Five Year Strategy for Children and Learners (2005)	Sets out the DfES skills and education strategy, seeking to address historic weaknesses and put a clear focus on children, learners, parents and employers, promoting personalisation and choice.	The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the area.
DfES Further Education: Raising Skills, Improving Life Chances (2005)	Sets out a commitment to develop a new approach to funding for 14-19 year-olds and to move to a position where more funding is driven directly by employer and learner choice.	The DPD should facilitate the provision of new educational and learning facilities to help improve skills and increase opportunities in the area.
DTI Technology Strategy - Developing UK Capability (2006)	Key goals are to: help leading sectors and businesses maintain their position in the face of global competition; stimulate those sectors and businesses with the capacity to be among the best in the world to fulfil their potential; ensure that the emerging technologies of today become the growth sectors of tomorrow; and combine all these elements in such a way that the UK becomes a centre for investment by world-leading companies.	The DPD should support the growth of Information & Communications Technology by encouraging and facilitating the expansion of high speed ICT networks across site allocations.
Partnership for Urban South Hampshire: Economic Development Strategy (2006)	The Economic Development Strategy has been prepared by PUSH to explain its commitment, approach and the activities it intends to undertake or encourage to enable the sub region to realise its economic potential and to encourage prosperity over the period 2006-2026. The Strategy focuses on four factors: 1. The skills and labour market 2. Enterprise, innovation and business support 3. Inward investment and business retention 4. Sites and premises	The DPD should facilitate development which will support sustainable economic growth through appropriate provision of development, supporting accessibility, supporting the growth of skills and education and protecting and utilising the borough's high quality environment.
<b>GREEN INFRASTRUCTURE AND ECOSYSTEMS SERVICES</b>		
Green Infrastructure – Enhancing Europe’s Natural Capital (2013)	Green Infrastructure (GI) is identified as an investment priority. It is recognised as contributing to regional policy and sustainable growth in Europe. GI is seen as particularly important in urban environments. For the full potential of GI to be realised within the next budgetary timeframe (2014 to 2020) the modalities for using it must be established as soon as possible. The strategy’s main elements are: <ul style="list-style-type: none"> <li>• Promoting Green Infrastructure in the main EU policy areas</li> <li>• Supporting EU-level GI projects</li> <li>• Improving access to finance for GI projects</li> <li>• Improving information and promoting innovation</li> </ul>	The DPD should seek to integrate GI in urban areas to create a sense of community and help combat social isolation. In order to revive industry, job markets and competitiveness the DPD should seek more innovative and sustainable ways of promoting economic activities
Biodiversity and Ecosystem Services for the EU (2010)	Halting the loss of nature and biodiversity requires a broad commitment by nations, businesses and individual stakeholders. The plan identifies 20 targets to be achieved by 2020. The targets address the underlying causes of biodiversity loss, to reduce pressures on biodiversity, to safeguard biodiversity, to enhance the benefits provided by biodiversity to improve capacity.	The DPD should recognise that the link between ecosystems and employment, income and livelihoods.
Biodiversity 2020: A strategy for	Provides a range of priorities and key actions including: <ul style="list-style-type: none"> <li>• A more integrated large-scale approach to conservation on land and sea</li> </ul>	The DPD should include measure which support or facilitate

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England's wildlife and ecosystems services (2011)	<ul style="list-style-type: none"> <li>Putting people at the heart of biodiversity policy</li> <li>A strategic approach to planning for nature within and across local areas</li> <li>Alignment of measures to protect the water environment with action for biodiversity</li> <li>Approaches to flood and erosion management that conserve the natural environment and improve biodiversity</li> <li>Reduce air pollution impacts on biodiversity targeted at the sectors that are the source of relevant pollutants</li> </ul>	implementation of the strategy.
UK National Ecosystem Assessment Follow-on, June 2014	Main aims for national government departments: <ul style="list-style-type: none"> <li>Incorporating the benefits that our ecosystem provide into policy development</li> <li>Ensuring impact assessments include implications for ecosystems</li> <li>Considering spatial consequences of policies on ecosystems</li> </ul>	The DPD can conduct impact assessments of planning decisions and policies on ecosystems. Support local staff training on the benefits of the Ecosystem Approach. Working with relevant partners to manage natural assets and support business development.
Green Infrastructure Guidance; Natural England	The planning for green Infrastructure should occur at the evidence gathering stage of the planning process, so that green infrastructure response to character and place. The multi-functional nature of green infrastructure means that a number of development plan policies can support its implementation (e.g. Landscape policy, flood risk policy, open space policy). However an overarching policy should ensure green Infrastructure is priorities in planning decisions. The delivery of green infrastructure can come in the following forms: <ul style="list-style-type: none"> <li>The protection, restoration and enhancement of existing green infrastructure, increasing functionality</li> <li>The creation of new green infrastructure</li> <li>The linking of green infrastructure assets.</li> </ul>	The DPD should promote the development of Green Infrastructure. A green infrastructure network should be outlined and then refined through stakeholder consolidation.
Biodiversity 2020: A progress report (2014) (gov.co.uk)	This is a national strategy for England's wildlife and ecosystem services. It sets out ambitious targets to halt over all loss of biodiversity, support healthy and well functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people. Some of the goals outlined include: <ul style="list-style-type: none"> <li>Better wildlife habitats</li> <li>More, bigger and less fragmented areas for wildlife an increase in priority habitats by at least 200,000ha</li> <li>Managing and harvesting fish sustainably</li> </ul>	The DPD should support healthy well functioning ecosystems making the area a better place for nature for the benefit of wildlife and people.
Green Infrastructure Strategy for the Partnership for Urban South Hampshire (2010)	The aims of the strategy are to: <ul style="list-style-type: none"> <li>Identify sub-regional strategic initiative and project proposals to provide a high quality of life for the people who live and work in the sub-region</li> <li>Seek to maximise multifunctional use of open space and natural spaces for a range of benefits including biodiversity, climate change, the production of food, economic invest, recreation and well-being</li> <li>Promote connectivity of all types of green space at a range of scales</li> <li>Provide a key element of the sub-region's mitigation strategy in relation to the Habitats regulations</li> </ul>	The DPD should identify areas for green infrastructure that provide the highest quality of life to the residents in the area.
Local Plan Part 3: The Draft Welborne Plan (2013)	The Vision Statement for Welborne seeks to ensure its 'spirit, character and form are inspired by its landscape setting'. Therefore one key aim is to create a new	The DPD should seek to promote open space and green space to be in residents' everyday lives By creating a green corridor network

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	garden community to try and bring everyone closer to the natural environment. The GI strategy provides the opportunity to ensure that every household is within 200m of an open space. The new green corridor network will pass through open down land with significant long distance views.	residents and visitors can have a choice off spaces to reach their homes, jobs and sustainable transport points.
<b>HEALTH</b>		
EC Together for Health: A Strategic Approach for the EU 2008-2013 (2007)	Building on current work, this Strategy aims to provide an overarching strategic framework spanning core issues in health as well as health in all policies and global health issues.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within site allocations and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
National Planning Policy Framework (2012)	Replacing PPG17 (Planning for Open Space, Sport and Recreation), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including – Promoting healthy communities; The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies These include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations. Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances.	The DPD should support the provision and protection of new sporting, leisure, recreational facilities, public rights of way and National trails in the borough and help facilitate enhancements to sub regional multifunctional green infrastructure networks (Local Green Spaces).
DCMS & Strategy Unit: Game Plan: A Strategy for delivering Government's sport and physical activity objectives (2002)	The Government's long term vision for sport and physical activity by 2020 is to increase significantly levels of sport and physical activity, particularly among disadvantaged groups; and to achieve sustained levels of success in international competition.	The DPD should support the provision of new sporting, leisure and recreational facilities in the borough and promote the development of a high quality multifunctional green infrastructure network
A New Strategy for Sport: Consultation Paper (August 2014)	This paper highlights the fact that since 2012 the existing method for increasing sport participation has exhausted its potential for further growth. A new approach is needed which reflects current social, financial, attitudinal and technologies. Once a strategy is developed based on these realities it is more likely that the number of people playing sport and being physically active will increase.	The DPD should promote sport and physical activity as the power of sport extends across almost every area of government activity.
DoH Tackling Health Inequalities: A Programme for Action (2003)	Lays the foundation for meeting the government's targets to reduce the health gap on infant mortality and life expectancy by 2010. The Programme emphasises the need to improve health and the factors that contribute to health faster in disadvantaged areas than elsewhere.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
DoH Choosing Health: Making Healthy Choices Easier, White Paper (2004)	Sets out the key principles for supporting the public to make healthier and more informed choices in regards to their health. There is a particular focus on children and young people, and people from poorer communities.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and

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		affordable housing appropriate for local residents' needs.
DoH & Department for Work and Pensions Health and Safety Executive: Health, work and well-being - Caring for our future (2005)	Lays out a 'blueprint for change', so that work related illness and accidents can be avoided, but if not ensures people get fast treatment and that they can access occupational health when it is needed. It also puts the emphasis on creating healthy working environments.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
DoH Our health, our care, our say: a new direction for community services (2005)	Puts emphasis on moving healthcare into the community and will therefore have an impact on sustainable development considerations, including supporting local economies and how people travel to healthcare facilities.	The DPD should support the provision of new health, sporting, leisure and recreational facilities within the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
Forestry Commission: Trees and Woodlands - Nature's Health Service (2005)	Provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.	The DPD should seek to support the development of a high quality multifunctional green infrastructure network, whilst recognising the benefits of woodland and new tree planting for health and wellbeing.
Sport England: Mission Possible: The South East Plan for Sport (2004)	Setting out the regional action plan for sport, the plan aims to: <ul style="list-style-type: none"> <li>• Make the South East an active and successful sporting region</li> <li>• Drive up participation levels in the South East by at least 1% year on year.</li> <li>• Reduce the 'equity gap'</li> <li>• Increase club membership</li> <li>• Increase the number of people receiving coaching and tuition</li> <li>• Increase the number and quality of leaders for sport</li> <li>• Increase the number of people taking part in competition</li> <li>• Contribute to England becoming the best sporting nation in the world by 2020</li> <li>• Establish a network of multi sport community clubs</li> <li>• Disseminate best practice across the region</li> <li>• Support innovation</li> <li>• Encourage economic and environmental sustainability</li> <li>• Put sport and active recreation at the heart of the planning process in the region</li> <li>• Link whole sport plans to local delivery</li> <li>• Maximise the positive impact of education in all its forms</li> <li>• Use the natural resources of the region to increase participation</li> <li>• Encourage informal active recreation</li> <li>• All organisations involved in sport and active recreation to work in genuine partnership</li> </ul>	The DPD should support the provision of new sporting, leisure and recreational facilities in the borough and encourage increased activity levels through appropriate design and layout of development.
South East Regional Public Health Group: The South East England Health Strategy (2008)	The strategy aims to improve the health of the South East's residents through six themes: <ul style="list-style-type: none"> <li>• Reducing health inequalities</li> <li>• Promoting a sustainable region</li> <li>• Promoting safer communities</li> </ul>	The DPD should support the provision of new health, sporting, leisure and recreational facilities in the borough and support layouts which encourage walking, cycling and more active lifestyles. The DPD should also ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	<ul style="list-style-type: none"> <li>Increasing the positive relationship between employment and health</li> <li>Improving outcomes for children and young people</li> <li>Improving outcomes in later life</li> </ul> <p>For each of these strategic themes, a single aim, five objectives and a number of associated actions by which progress can be monitored have been identified.</p>	
Fareham Borough Council: Fareham Cycle Strategy (2005)	<p>The Fareham Cycle Strategy seeks to encourage bicycle use in order to relieve traffic congestion and pollution in Fareham and encourage the use of bicycles for leisure to improve health and fitness. Taking account of the Sustrans proposals for safer routes to schools, Hampshire County Council's Headstart programme, proposed and existing cycling facilities in neighbouring districts and the wider objectives of the South East Hampshire Transportation Strategy, the strategy covers:</p> <ul style="list-style-type: none"> <li>Development of cycle tracks and lanes</li> <li>Provision of special facilities for cyclists</li> <li>Use measures such as Toucan crossings, advanced stop lines and road closure exemptions to provide special facilities and minimise danger to cyclists</li> <li>Provide more secure cycle parking</li> <li>Promotion of safe cycling</li> <li>Monitoring cycle accident data</li> </ul>	The DPD should encourage the development of a comprehensive, safe and accessible cycle network to facilitate cyclist-friendly development, and enable intermodality with other modes of transport.
<b>HISTORIC ENVIRONMENT</b>		
UNESCO World Heritage Convention (1972)	Aims of the Convention are: defining cultural and natural heritage; recognising the protection and conservation; understanding the value; and establishing 'the World Heritage fund'.	The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the DPD.
Council of Europe: Convention on the Protection of the Architectural Heritage of Europe (1985)	Aims for signatories to protect their architectural heritage by means of identifying monuments, buildings and sites to be protected; preventing the disfigurement, dilapidation or demolition of protected properties; providing financial support by the public authorities for maintaining and restoring the architectural heritage on its territory; and supporting scientific research for identifying and analysing the harmful effects of pollution and for defining ways and means to reduce or eradicate these effects.	The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the DPD. The DPD should support high quality design and appropriate layout of new development.
Council of Europe: The Convention on the Protection of Archaeological Heritage (Revised) (Valetta Convention) (1992)	The convention defines archaeological heritage and identifies measures for its protection. Aims include integrated conservation of the archaeological heritage, and financing of archaeological research and conservation.	Archaeological assets, both potential and realised should be provided with full consideration through the development of the DPD.
Council of Europe: European Landscape Convention (2006)	Aims to promote the protection, management and planning (including active design and creation of Europe's landscapes, both rural and urban, and to foster European co-operation on landscape issues.	The DPD should support development which protects, and where possible improves the landscape character of the DPD area. This should include augmenting historic landscapes.
DCMS Ancient Monuments and Archaeological Areas Act (1979)	An act to consolidate and amend the law relating to ancient monuments, to make provision of matters of archaeological or historic interest, and to provide grants by secretary of state to the Architectural Heritage fund.	Development affecting areas of archaeological resource will need to have due regard to this Act.

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
National Planning Policy Framework (2012)	<p>Replacing PPS (Planning for the Historic Environment), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including – Conserving and enhancing the historic environment;</p> <p>Local planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p> <p>If any heritage asset is affected by a proposed development, planning applicants must supply relevant historical records and consult using appropriate expertise. The significance of any impact to heritage asset should be taken into account by the local authority. Deliberate neglect or damage to the asset should not be taken into account when assessing the impact of the development to the asset.</p> <p>Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.</p> <p>Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p> <p>Where a proposed development will lead to substantial harm to a designated heritage asset, local authorities should refuse consent unless the development meets one of the exception criteria outlined in the framework.</p> <p>To enhance or better reveal their significance, Local planning authorities should look for opportunities within Conservation Areas, World Heritage Sites and within the setting of heritage assets. Proposals that preserve the setting, reveal the significance of the asset or make a positive contribution should be treated favourably.</p>	<p>The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the DPD. The DPD should support high quality design and appropriate layout of new development and protect and enhance landscape quality and the local distinctiveness.</p> <p>Archaeological assets, both potential and realised should be provided with consideration by the DPD, proportionate to their significance.</p> <p><u>The National Planning Policy Framework also requires local plans to include strategic policies for the conservation and enhancement of the historic environment, to contain a clear strategy for enhancing the built and historic environment and to identify land where development would be inappropriate, for instance because of its historical significance.</u></p>
Planning (Listed Buildings and Conservation Areas) Act (1990)	An act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations to give effect to recommendations of the Law Commissions.	Development affecting listed buildings and conservation areas will need to have due regard to this Act.
Heritage Protection for the 21 <sup>st</sup> Century: White Paper (2007) and Heritage Protection Bill (2008)	Sets out a vision of a unified and simpler heritage protection system, which is easier to understand and use, and is more efficient, accountable and transparent. Also aims to increase the opportunities for public involvement and community engagement within the heritage protection system.	The DPD should aim to increase awareness and understanding of the historic environment through facilitating the protection of assets, enhancing their settings and encouraging walking, cycling and improvements to the public realm. The DPD should also aim to facilitate greater public engagement with the heritage protection system.
The Historic Environment in Local Plans: Good Practice Advice Note	Provides guidance on incorporating heritage considerations into Local Plan making and sustainability appraisal, including:	The DPD should aim to increase awareness and understanding of the historic environment through facilitating the protection of assets,



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(Historic England, 2015)	<ul style="list-style-type: none"> <li>• Gathering evidence</li> <li>• Application of evidence</li> <li>• Strategic policies for the conservation of the historic environment</li> <li>• Identifying inappropriate development</li> <li>• Development Management Policies for the historic environment</li> <li>• Site Allocations</li> <li>• Planning across boundaries</li> <li>• Cumulative impact</li> <li>• Section 106 agreements</li> <li>• Infrastructure Delivery Plans</li> <li>• Supplementary Planning Documents (SPDs)</li> <li>• Strategic Environmental Assessments (SEA)/</li> <li>• Sustainability Appraisals (SA)</li> <li>• Neighborhood Plans</li> </ul>	enhancing their settings and encouraging walking, cycling and improvements to the public realm. The DPD should also aim to facilitate greater public engagement with the heritage protection system.
DCMS The Historic Environment: A Force for Our Future (2001)	Sets out how the historic environment holds the key to: an inspiring education resource; more attractive towns and cities; a prosperous and sustainable countryside; world class tourist attractions; and new jobs.	The protection and enhancement of cultural heritage assets and their settings should be a key consideration for the DPD.
English Heritage and CABE: Buildings in Context: New Development in Historic Areas (2002)	Aims to stimulate a high standard of design when development takes place in historically sensitive contexts by showing 15 case studies in which achievement is far above the ordinary and trying to draw some lessons both about design and about the development and planning process, particularly regarding building in sensitive locations.	Development in areas of sensitivity for their historic environment value should have due regard to this document.
English Heritage and CABE: Guidance on Tall Buildings (2003)	Provides advice and guidance on good practice in relation to tall buildings in the planning process and to highlight other related issues which need to be taken into account, i.e. where tall buildings would and would not be appropriate.	Provision for tall buildings (if they are proposed) should have regard to this guidance document.
ODPM Secure and Sustainable Buildings Act (2004)	Amends the Building act, and others, with regard to sustainable construction practices and conservation of historic buildings. Also states the general nature of security provisions which should be in place at the construction stage and beyond.	The protection and enhancement of cultural heritage assets and settings should be a key consideration for the DPD.
English Heritage: Conservation Principles for the Sustainable Management of the Historic Environment	<p>This English Heritage document sets out the framework for the sustainable management of the historic environment. This is presented under the following six headline 'principles':</p> <p>Principle 1: The historic environment is a shared resource</p> <p>Principle 2: Everyone should be able to participate in sustaining the historic environment</p> <p>Principle 3: Understanding the significance of places is vital</p> <p>Principle 4: Significant places should be managed to sustain their values</p> <p>Principle 5: Decisions about change must be reasonable, transparent and consistent</p> <p>Principle 6: Documenting and learning from decisions is essential.</p>	The DPD should seek to ensure that the principles set out in the document are reflected by new development.

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<b>HOUSING</b>		
EU Sustainable Development Strategy (2006)	This Strategy identifies key priorities for an enlarged Europe to focus on up to 2010. This includes climate change and clean energy, sustainable transport, sustainable protection and consumption, health, better use of natural resources, social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability.	The DPD should support the development of energy efficient, environmentally sustainable housing which both limits short term impacts during construction and limits longer term impacts on a range of environmental receptors. New residential development should also support community cohesion and residents' wellbeing.
Review of the EU Sustainable Development Strategy (EU SDS) – Renewed Strategy	The strategy considers 7 key priority challenges, the majority of which are based around actions for the commission and Member States: <ol style="list-style-type: none"> <li>1. Climate change and clean energy</li> <li>2. Sustainable transport</li> <li>3. Sustainable consumption &amp; production</li> <li>4. Conservation and management of natural resources</li> <li>5. Public Health</li> <li>6. Social inclusion, demography and migration</li> <li>7. Global poverty and sustainable development challenges</li> </ol> Actions for sustainable transport require local authorities to develop and implement urban transport plans and systems considering closer co-operation between cities and surrounding regions.	The DPD should implement urban transport plans and systems which consider cooperation between local towns and cities.
DTI Draft Strategy for Sustainable Construction (2006)	"Themes for Action" include: re-use existing built assets; design for minimum waste; aim for lean construction; minimise energy in construction; minimise energy in building use; avoid polluting the environment; preserve and enhance bio-diversity; conserve water resources; respect people and their local environment; and set targets (benchmarks & performance indicators).	The DPD should support the development of energy efficient, environmentally sustainable housing which both limits short term impacts during construction and limits longer term impacts on a range of environmental receptors. New residential development should also support community cohesion and residents' wellbeing.
HM Treasury: Barker Review of Housing Supply, Delivering Stability: Securing our Future Housing Needs (2004)	Government objectives include: to achieve improvements in housing affordability in the market sector; a more stable housing market; location of housing supply which supports patterns of economic development; and an adequate supply of publicly-funded housing for those who need it.	The DPD should ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs.
DCLG Code for Sustainable Homes: A Step Change in Sustainable Home Building Practice (2006)	Aims to measure sustainability of new homes according to a set of criteria which have been developed from the Building Research Establishment (BRE) EcoHomes Standard; the Code has six levels set by a scoring system, whereby points are given for achieving certain levels of sustainability. Compliance requires meeting minimum standards for water efficiency, with additional points awarded for meeting standards relating to surface water run-off and pollution.	The DPD should support as high Code for Sustainable Homes ratings as possible for new housing development.
National Planning Policy Framework (2012)	Replacing PPS3 (Housing), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including – Delivering a wide choice of high quality homes; and Requiring good design; Local planning authorities must significantly boost the supply of housing through; <ul style="list-style-type: none"> <li>• Affordable and meeting needs of the market, identifying accessible sites for 5,</li> </ul>	The DPD should ensure the provision of high quality, well located and affordable housing appropriate for the market's needs and in line with a housing strategy based on a housing trajectory.

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	<p>6-10 and 11-15 years worth of housing/growth.</p> <ul style="list-style-type: none"> <li>• Illustrating the expected rate of housing delivery through a housing trajectory and set out a strategy.</li> <li>• Deliver high quality housing, widen opportunities for home ownership and create sustainable inclusive and mixed communities.</li> <li>• Making allowance for windfall sites on the basis that such sites are consistently available.</li> <li>• Resisting inappropriate development of residential gardens.</li> <li>• Avoid isolated country homes unless they were truly outstanding or innovative in design or enhance the surroundings.</li> </ul> <p>Sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>The Government attaches great importance to the design of the built environment and it is a key aspect of sustainable development. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>• Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>• Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>• Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</li> <li>• Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>• Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>• Are visually attractive as a result of good architecture and appropriate landscaping.</li> </ul>	
<p>DCLG Homes for the future: more affordable, more sustainable (2007)</p>	<p>The Housing Green Paper outlines plans for delivering homes; new ways of identifying and using land for development; more social housing- ensuring that a decent home at an affordable price is for the many; building homes more quickly; more affordable homes; and greener homes - with high environmental standards and flagship developments leading the way.</p>	<p>The DPD should ensure the provision of high quality, well located and affordable housing appropriate for local residents' needs, whilst promoting high environmental standards.</p>
<p>DCLG Building a Greener Future: Policy Statement (2007)</p>	<p>This policy statement confirms the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25% in 2010 and by 44% in 2013 - up to the zero carbon target in 2016.</p>	<p>The DPD should support as high Code for Sustainable Homes ratings as possible for new housing development.</p>
<p>South East Regional Housing Board: Regional Housing Strategy 2008-2011 (2008)</p>	<p>The Regional Housing Strategy (RHS) is an updated version of that developed in 2005. It sets out the framework for how housing will be provided and funded across the South East from 2008 to 2011.</p> <p>The three main priorities of the s of the strategy are as follows:</p>	<p>The DPD should seek to provide a range of housing types and tenures in the development area, including affordable housing. It should also seek to ensure that new housing is high quality, energy efficient, and of is of high standard.</p>

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	<ul style="list-style-type: none"> <li>• Build more affordable homes;</li> <li>• Bring decent housing within reach of people on lower incomes; and</li> <li>• Improve the quality of new housing and of existing stock.</li> </ul> <p>Under these three priorities, the strategy seeks to the framework for addressing a number of issues. This includes related to tenure; type and size of housing; distribution; rural housing; decent housing; funding; accommodation for gypsies and travellers; delivery mechanisms; sustainable development; health and supporting vulnerable people.</p>	<p>The DPD should also support improvements to (and access to) green infrastructure, and support high quality, and energy efficient design. The location of new development should support accessibility by sustainable modes of transport.</p>
<p>Fareham Borough Council: Homelessness Strategy (2007)</p>	<p>The strategy, which covers the period 2007-10, sets out a strategy and action plan for people who are homeless or at risk of homelessness within Fareham. Its priorities are as follows:</p> <ul style="list-style-type: none"> <li>• Maintaining and, if possible, further reducing, the current number of households in temporary accommodation.</li> <li>• Further developing preventative measure to achieve a further reduction in homelessness applications by 20% and in homelessness acceptances by 10% by 2010.</li> <li>• To reduce the use of Bed and Breakfast accommodation to nil by 2010.</li> <li>• To reduce the number of evictions in Council and Housing Association properties by 50% by 2010 from a baseline of 2006/07.</li> <li>• Further developing the private rented sector as a means of housing people threatened with homelessness.</li> <li>• As part of the overall housing strategy, enabling the provision of 100 new units of affordable housing accommodation every year.</li> <li>• Developing an inter agency awareness raising programme to improve understanding of housing and homelessness issues.</li> <li>• Enabling the provision of a "clean and dry" facility for people recovering from the effects of substance misuse.</li> <li>• Consider the need for emergency accommodation and advice centre for young people.</li> <li>• Developing a supported lodgings scheme for young people and undertaking research to establish the scale of youth homelessness in the borough</li> <li>• Reviewing and adapting procedures to improve information sharing between different parts of the housing service and external agencies.</li> <li>• Establishing an annual Homelessness Forum</li> </ul>	<p>The DPD should ensure the provision of a wide range of high quality, well located and affordable housing appropriate for local residents' needs.</p>
<p>Fareham Borough Council: Housing Strategy 2009-2012 (2009)</p>	<p>The overall aim of the Borough's Housing Strategy is to ensure that all of the residents of Fareham have access to a decent home which is affordable within their means. Under this aim, the key objectives of the strategy are:</p> <ul style="list-style-type: none"> <li>• To facilitate the provision of additional affordable housing across all tenures within the borough thus working towards achieving a Balanced Housing Market;</li> <li>• To reduce the level of homelessness and adopt measures which prevent it occurring;</li> <li>• To support vulnerable people to access and maintain housing appropriate to</li> </ul>	<p>The DPD should reflect the priorities of the housing strategy by supporting the development of high quality, well located and affordable housing appropriate for local residents' needs.</p>

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	their needs; <ul style="list-style-type: none"> <li>To improve the standard of housing across all sectors; and</li> <li>To ensure that the development and management of housing contributes to the maintenance of a good quality environment and the development of sustainable communities.</li> </ul>	
Localism Act (2011)	The Localism Bill shifts power from central government back into the hands of individuals, communities and councils. It includes five key measures that underpin the Government's approach to decentralisation: <ul style="list-style-type: none"> <li>Community rights - Using new community rights, local community and voluntary bodies, and parish councils can nominate land and buildings for inclusion on a list of assets maintained by the local authority</li> <li>Neighbourhood planning - Parish and town councils or, where they exist, neighbourhood forums will lead the creation of neighbourhood plans, supported by the local planning authority.</li> <li>Housing - The Localism Act will let councils decide: how best to help homeless people, how to manage their housing waiting lists, the length of tenancy that best fits a household's needs and control of the revenue from council tenants.</li> <li>General power of competence - Councils will be able to work creatively to meet local needs, without having to wait for agreement from central government.</li> <li>Empowering cities and other local areas - The Localism Act empowers major cities and other local authorities to: develop their areas, improve local services and increase their competitiveness. We expect the powers to commence by April 2012</li> </ul>	The DPD should reflect the greater local power, both within the community and in the councils, that the act provides.
<b>LANDSCAPE</b>		
Council of Europe: European Landscape Convention (2006)	Aims to promote the protection, management and planning (including active design and creation of Europe's landscapes, both rural and urban, and to foster European co-operation on landscape issues.	The DPD should seek to protect, and where possible improves the landscape character of the area. This should include augmenting historic landscapes. Similarly it should seek to reduce the impact of traffic and transport infrastructure on landscape quality.
Hampshire Integrated Character Assessment 2011	Updates and builds upon the Hampshire Landscape: A Strategy for the Future (2000), and address landscapes, townscapes and seascapes at a local and strategic scale.	The DPD should seek to protect, and where possible improves the landscape character of the area. This should include augmenting historic landscapes and promoting landscape scale environmental protection. Similarly it should seek to reduce the impact of traffic and transport infrastructure on landscape quality.
Hampshire Integrated Character Assessment (2011)	This assessment complements local assessments by providing a strategic overview. It takes into consideration: <ul style="list-style-type: none"> <li>Landscape character</li> <li>Landscape types</li> <li>Townscape assessments</li> </ul>	The DPD should seek to protect, and where possible improves the landscape character of the area. This should include augmenting historic landscapes and promoting landscape scale environmental protection. Similarly it should seek to reduce the impact of traffic and transport infrastructure on landscape quality.
South Downs Joint Committee: The	The plan is the statutory Management Plan for the nationally designated and	The DPD should seek to reflect the ambitions of the Management

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South Downs Management Plan 2008-13 (2008)	protected landscape of the South Downs. The plan sets out ten ambitions for the South Downs, including, <ol style="list-style-type: none"> <li>1. An unspoilt landscape of the highest quality and diversity;</li> <li>2. An historic and cultural heritage valued by local people and visitors and benefiting future generations;</li> <li>3. A tranquil landscape with extensive dark night skies;</li> <li>4. A landscape rich in wildlife, with extensive swathes of interlinking habitat managed to maximise benefits for nature;</li> <li>5. Unpolluted air, soil and water to allow the landscape and wildlife of the South Downs to be sustained, and reduced CO<sub>2</sub> emissions that exceed government targets;</li> <li>6. Sustainable management of the land supported by the necessary skills and expertise;</li> <li>7. A buoyant local economy supported by, and directly contributing to the management of natural beauty and its enjoyment;</li> <li>8. Wide ranging opportunities for countryside recreation and access respecting the natural beauty of the South Downs;</li> <li>9. Sustainable communities strongly linked to the locality, with the housing to support local needs and essential workers; and</li> <li>10. Widespread awareness and understanding of the South Downs.</li> </ol>	Plan and support the integrity of the South Downs National Park. Particular areas where the DPD can have an influence include the protection of landscape quality including landscape features; tranquillity; noise, air and light pollution; and improvement of sustainable access to the South Downs.
Partnership Management Plan: Shaping the future of your South Downs National Park (2014-2019)	There are four main outcomes of the plan: <ol style="list-style-type: none"> <li>1. Conserving and enhancing the land by effectively managing the negative impact of development and cumulative change</li> <li>2. Increase the capacity within the landscape for its natural resources, habitats and species to adapt to the impacts of climate change and other pressures</li> <li>3. A better connected network of habitats and increased population and distribution of priority species</li> <li>4. Enhanced condition and status of cultural heritage assets and their settings so they can contribute positively to local distinctiveness and sense of place</li> </ol>	The DPD should seek to reflect the ambitions of the Management Plan and support the integrity of the South Downs National Park. Particular areas where the DPD can have an influence include the protection of landscape quality including landscape features; tranquillity; noise, air and light pollution; and improvement of sustainable access to the South Downs.
<b>MATERIAL ASSETS (INCLUDING ENERGY AND WASTE)</b>		
EC Sixth Environmental Action Programme 2002-2012 (2002)	Natural resources and waste (in particular recycling) has been identified as one of four priority areas for Europe. The EAP requires member states to achieve 22% of electricity production from renewable energies by 2010; to significantly reduce the volumes of waste generated and the quantity going to disposal; and to give preference to waste recovery and recycling.	European renewables targets should be considered by the DPD. The DPD should also seek to reduce the volume and quantity of waste generated, and promote reuse and recycling.
EC Seventh Environmental Action Programme (2013)	In the final assessment of the 6 <sup>th</sup> EAP it was concluded that . There was an unsustainable trend still persisting for natural resources and wastes. This EAP highlights the clear objective of protecting, conserving and enhancing the Unions	The DPD should adhere to the European targets. The DPD should protect, enhance and conserve natural capital through reducing quantity of waste generated and promoting reuse and recycling.

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	natural capital. Natural resources need to be managed sustainably to meet the 2020 goal. By 2020 at least 15% of degraded ecosystems should be restored.	
EC Directive on Electricity Production from Renewable Energy Sources (2001)	Seeking to promote renewable energy use in electricity production, the directive, which took effect in October 2001, sets national indicative targets for renewable energy production from individual member states. Whilst the overall target for the 15 original member states is for 22% of electricity to be produced from renewable sources, the target for the UK is 10%.	The DPD should encourage renewable energy provision in borough through helping to realise opportunities for new renewable energy facilities in the area and supporting an increase in microgeneration.
EC Renewable energy progress report (2015)	In the EU 25 countries are expected to meet their 2013/14 interim renewable energy targets. The renewables target has resulted in around 326 Mt of avoided CO2 emissions in 2012, rising to 388 Mt in 2013. This has led to a reduction in the EU's demand for fossil fuels. The EU is making good progress towards its 2020 goals, however the target will still be challenging.	The DPD should seek to reduce their CO2 emissions and promote the use of renewable energy.
EC Waste Framework Directive (1975, updated 2006)	Objective is the protection of human health and the environment against harmful effects caused by the collection, transport, treatment, storage and tipping of waste. Particular focus is placed on the re-use of recovered materials as raw materials; restricting the production of waste; promoting clean technologies; and the drawing up of waste management plans.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
EC Waste Framework Directive (2008)	<p>The directive requires that waste be managed without endangering human health and harming the environment and most important without risk to water, air, soil, plants or animals. It introduces the 'polluter pays principle' and the 'extended producer responsibility'. Two recycling and recovery targets for 2020 are:</p> <ul style="list-style-type: none"> <li>• 50% preparing for re-use and recycling of certain waste materials from households</li> <li>• 70% preparing for re-use, recycling and other recovery of construction and demolition waste.</li> </ul>	The DPD should promote local recycling and reuse facilities. A waste prevention programme should also be considered.
EC Landfill Directive (1999)	Aims to prevent or reduce as far as possible negative effects on the environment, in particular the pollution of surface water, groundwater, soil and air, and on the global environment, including the greenhouse effect, as well as any resulting risk to human health, from the landfilling of waste, during the whole lifecycle of the landfill.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
EC Landfill Waste (2015)	Land filling is the least preferable waste management option and should be limited. The objective of the Directive 1999 is to prevent or reduce as far as possible negative effects on the environment, especially on surface water groundwater, soil, air and on human health.	The DPD should discourage the use of landfills and promote sustainable waste management.
National Planning Policy Framework (2012)	<p>Replacing MPS1 (Planning and Minerals), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including – Facilitating the sustainable use of minerals;</p> <p>The framework sets out guidance for local mineral plans including: Identifying policies for existing and new sites of national importance, definition of Mineral</p>	The DPD should, if relevant recognise the potential of former minerals sites for landscape and biodiversity/geodiversity-led restoration. It should also, where appropriate, aim to safeguard against the sterilisation of certain minerals resources and related infrastructure.

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	<p>Safeguarding Areas so that locations of mineral sources are not sterilised by other developments, safeguarding of existing and planned mineral infrastructure (rail links, wharfage, storage, processing etc), environmental criteria to ensure there is not an unacceptable environmental impact and policies for reclaiming land and site aftercare.</p> <p>The framework sets out the principles and the key planning policy objectives against which plans for minerals and decisions on individual applications should be made. These cover the areas of exploration, survey, safeguarding, protection of heritage and countryside, supply, bulk transportation, environmental protection, efficient use, and restoration.</p> <p>Mineral planning authorities should plan for steady and adequate supply of aggregates by; preparing a Local Aggregate Assessment, participating in an Aggregate Working Party, making provision for land-won in mineral plans, take account of National and sub national guidelines, using landbanks as an indicator of supply, maintaining separate landbanks for specific qualities and making adequate provisions.</p> <p>Mineral planning authorities should also: clearly distinguish between the three phases of development when planning on-shore oil and gas development, encourage underground gas and carbon storage, indicate areas of acceptable coal extraction and spoil sites and encourage capture and use of methane from coal mines.</p>	
Cabinet Office: Waste Not, Want Not, A Strategy for tackling the waste problem (2002)	A study into how England's current waste management practices could be improved to reduce the current, and growing, waste problem.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
DEFRA Waste and Emissions Trading Act (2003)	Sets out legislative provisions for waste (including waste sent to landfill, waste management in England and Wales, and recycling plans), and about penalties for non-compliance with schemes for the trading of emissions quotas.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
DTI Energy White Paper: Our Energy Future – Creating a Low Carbon Economy (2003)	Sets out Government's long term energy policy, including requirements for cleaner, smarter energy; improved energy efficiency; reduced carbon emissions; and reliable, competitive and affordable supplies.	The DPD should support energy efficient layout and design in development and help facilitate the provision of localised renewable energy facilities.
DTI Sustainable Energy Act (2003)	Aims include increasing the use of renewable energy; cutting the UK's carbon emissions; maintaining the reliability of the UK's energy supplies; promoting competitive energy markets in the UK; and reducing the number of people living in fuel poverty.	The DPD should support energy efficient layout and design in development and help facilitate the provision of localised renewable energy facilities.
National Planning Policy Framework (2012)	<p>Replacing PPS22 (Renewable Energy), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Meeting the challenge of climate change, flooding and coastal change;</p> <p>Support low carbon future by helping to increase the use of renewable and low carbon sources in line with the National Policy Statement for Renewable Energy</p>	The DPD should have due regard to the NPPF principle (Meeting the challenge of climate change, flooding and coastal change) for renewable energy applications.



Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	Infrastructure.	
UK Renewable Energy Strategy (2009)	The UK has committed to sourcing 15% of its energy from renewable sources by 2020 – an increase in the share of renewables from about 2.25% in 2008. The Renewable Energy Strategy sets out how the Government will achieve this target through utilising a variety of mechanisms to encourage Renewable Energy provision in the UK. This includes through streamlining the planning system, increasing investment in technologies and improving funding for advice and awareness raising.	The DPD should encourage renewable energy provision in the borough through helping to realise opportunities for new renewable energy facilities and supporting an increase in microgeneration.
Updated National Waste Planning Policy: Planning for Sustainable Waste Management, 2013	Sustainable waste management is achieved through: <ul style="list-style-type: none"> <li>• Providing a framework for communities which makes them more responsible for their own waste</li> <li>• Helping to secure the disposal of waste without endangering human health or damaging the environment</li> <li>• Ensuring the design of new development supports sustainable waste management</li> </ul>	The DPD should take into account other local authorities and work together across neighbour waste planning authorities.
DEFRA Waste Strategy for England (2007)	Aims are to reduce waste by making products with fewer natural resources; break the link between economic growth and waste growth; re-use products or recycle their materials; and recover energy from other wastes where possible. Notes that for a small amount of residual material, landfill will be necessary.	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
Waste Management Plan for England (2013)	The plan supersedes the Waste Strategy for England (2007). It is a non-site specific high level document which sets out to promote high quality recycling, the re-use of products and preparing for re-use activities. Measures to be taken to ensure that by 2020: <ul style="list-style-type: none"> <li>• At least 50% by weight of waste from households is prepared for re-use or recycled</li> <li>• At least 70% by weight of construction and demolition waste is subjected to material recovery</li> </ul>	The DPD should promote recycling and re-use waste management options. A waste management plan should also be created.
DTI Micro Generation Strategy (2006)	Acknowledges that local authorities can be pro-active in promoting small-scale, local renewable energy generation schemes through “sensible use of planning policies”.	The DPD should help facilitate the provision of localised renewable energy facilities.
Microgeneration Strategy (2011)	As the micro generation sector develops the Government is creating new financial incentives to up port the growth of small-scale renewable energy generation. However financial incentives alone will not guarantee growth in the renewable and low carbon energy sector because there are many financial barriers facing the sector. The Government, the industry and consumers need to continue to work together to identify and overcome these barriers.	The DPD should help facilitate the provision of localised renewable energy facilities. The DPD should take advantage of the financial incentives offered by the government.
Government Office for the South East: Strategy for Energy Efficiency and Renewable Energy (2004)	The strategy seeks to encourage greater energy efficiency and the development of renewable energy sources over the short, medium and longer term.	The DPD should encourage efficient design of new development; and help facilitate the provision of localised renewable energy provision.
Fareham Borough Council: Environmental Sustainability	The main purpose of the strategy is to set out the priority actions which the Borough Council, its partners in the statutory and business sectors and local	The DPD should encourage efficient design of new development; and help facilitate the provision of localised renewable energy provision.

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
Strategy, Towards a Greener Fareham (2010)	<p>residents need to take in the near future to ensure the future sustainability of the Borough. Sustainability, in this context, could be defined as enabling the current residents of the Borough to enjoy a better quality of life without compromising the quality of life for future generations</p> <p>The strategy contains three main strands:</p> <ul style="list-style-type: none"> <li>• Reducing the carbon footprint of the Borough</li> <li>• Managing natural resources more effectively</li> <li>• Adapting to climate change</li> </ul>	Sustainable waste management, including the provision of sites for localised recycling and reuse facilities, should be a key consideration for the DPD.
National Policy Statements : Overarching National Policy Statement (NPS) for Energy (July 2011)	<p>This Overarching National (England and Wales) Policy Statement for Energy (EN-1) is part of a suite of NPSs issued by the Secretary of State for Energy and Climate Change. It sets out the Government’s policy for delivery of major energy infrastructure, enabling the planning system to be rapid, predicable and accountable. A further five technology-specific NPSs for the energy sector cover different types of energy infrastructure (see below NPSs). These are used in conjunction with this NPS where relevant to an application.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	This NPS is likely to be a material consideration in decision making on Energy infrastructure planning applications (that fall under the Town and Country Planning Act 1990 - as amended). NPS is a clear statement of Government objectives, crucial to meeting key goals on carbon emission reductions, energy security and affordability. All the energy NPSs have been subject to Appraisal of Sustainability (AoS) and Habitats Regulations Assessments (HRAs).
National Policy Statements : Fossil Fuel Electricity Generating Infrastructure NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predicable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
National Policy Statements : Renewable Energy Infrastructure NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predicable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
National Policy Statements : Gas Supply Infrastructure & Gas and Oil Pipelines NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predicable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
National Policy Statements : Electricity Networks Infrastructure NPS (July 2011)	<p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predicable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.

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National Policy Statements : Nuclear Power Generation NPS (July 2011)	<p>(LPAs) in preparing their local impact reports.</p> <p>It sets out the Government’s (England and Wales) policy for delivery of major energy Infrastructure, enabling the planning system to be rapid, predicable and accountable.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	Any DPDs which include energy infrastructure within their scope should ensure that their applications, and any accompanying supporting documents, are consistent with the instructions and guidance in the Overarching NPS, the technology specific NPS and any other NPSs that are relevant to the application in question.
National Policy Statements : Hazardous Waste	<p>This NPS (England only), and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports. The NPS covers;</p> <ul style="list-style-type: none"> <li>• Construction of facilities in England where the main purpose of the facility is expected to be the final disposal or recovery of hazardous waste and the capacity is expected to be:                             <ul style="list-style-type: none"> <li>○ in the case of the disposal of hazardous waste by landfill or in a deep storage facility<sup>1</sup>, more than 100,000 tonnes per year;</li> <li>○ in any other case, more than 30,000 tonnes per year.</li> </ul> </li> <li>• The alteration of a hazardous waste facility in England where the main purpose of the facility is the final disposal or recovery of hazardous waste and the alteration is expected to have the following effect:                             <ul style="list-style-type: none"> <li>○ in the case of the disposal of hazardous waste by landfill or in a deep storage facility, to increase by more than 100,000 tonnes per year the capacity of the facility;</li> <li>○ in any other case, to increase by more than 30,000 tonnes per year the capacity of the facility.</li> </ul> </li> </ul>	N/A
<b>POPULATION AND QUALITY OF LIFE</b>		
EU Sustainable Development Strategy (2006)	This Strategy identifies key priorities for an enlarged Europe to focus on up to 2010. This includes health, social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability.	The DPD should support community cohesion through the provision of new educational, health, leisure and recreational facilities and by facilitating development which improves the public realm, promotes social inclusion and accessibility.
Review of the EU Sustainable Development Strategy (EU SDS) – Renewed Strategy	<p>The strategy considers 7 key priority challenges, the majority of which are based around actions for the commission and Member States:</p> <ol style="list-style-type: none"> <li>1. Climate change and clean energy</li> <li>2. Sustainable transport</li> <li>3. Sustainable consumption &amp; production</li> <li>4. Conservation and management of natural resources</li> <li>5. Public Health</li> <li>6. Social inclusion, demography and migration</li> <li>7. Global poverty and sustainable development challenges</li> </ol> <p>Actions for sustainable transport require local authorities to develop and implement urban transport plans and systems considering closer co-operation</p>	The DPD should implement urban transport plans and systems considering closer co-operation between cities and surrounding regions

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	between cities and surrounding regions.	
UN The Aarhus Convention (1998)	Links environmental rights and human rights. It establishes that sustainable development can be achieved only through the involvement of all stakeholders and links government accountability and environmental protection.	The DPD has the potential to promote development which improves community cohesion, enhances environmental quality and facilitates stakeholder involvement.
Social Exclusion Unit: Preventing Social Exclusion (2001)	The primary aims are to prevent social exclusion, and reintegrate people who have become excluded. Improvement is required in the areas of truancy, rough sleeping, teenage pregnancy, youth at risk and deprived neighbourhoods.	The DPD should support community cohesion through the provision of new educational, health, leisure and recreational facilities and by facilitating development which improves the public realm, promotes social inclusion and accessibility.
National Planning Policy Framework (2012)	<p>Replacing PPS12 (Local Spatial Planning) and PPG17 (Planning for Open Space, Sport and Recreation), the policy sets out the Government’s planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Promoting healthy communities, and Supporting high quality communications infrastructure;</p> <p>The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Local policies and decisions should therefore promote:</p> <ul style="list-style-type: none"> <li>• Safe and accessible environments and developments.</li> <li>• Opportunities for members of the community to mix and meet.</li> <li>• Plan for development and use of high quality shared public space.</li> <li>• Guard against loss of facilities.</li> <li>• Ensure established shops can develop in a sustainable way</li> <li>• Ensure integrated approach to housing and community facilities and services.</li> </ul> <p>Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances.</p> <p>The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies These include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations.</p> <p>Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.</p>	The DPD should have due regard to the NPPF ‘promoting healthy community’ and ‘Supporting high quality communications infrastructure’ principles.
	The NPPF states on page 17 that ‘to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should plan for the use of shared space and guard against unnecessary loss of	The DPD should support and diversify current and future social, recreational and cultural facilities and services.

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	valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community.'	
Cabinet Office: Reaching Out: An Action Plan on Social Exclusion (2006)	Sets out an action plan to improve the life chances of those who suffer, or may suffer in the future, from disadvantage. Guiding principles for action include: better identification and earlier intervention; systematically identifying 'what works'; promoting multi-agency working; personalisation, rights and responsibilities; and supporting achievement and managing underperformance.	The DPD should support community cohesion through the provision of new educational, leisure and recreational facilities and by facilitating development which improves the public realm, promotes social inclusion and accessibility.
Chief Secretary to the Treasury: Every Child Matters - Change for Children - Green Paper (2003)	Aims to ensure that every child has the chance to fulfil their potential by reducing levels of education failure, ill health, substance misuse, crime and anti-social behaviour.	The provision of new educational, leisure and recreational facilities should be a key consideration for DPD. The DPD should also support development which improves the public realm, reduces crime and the fear of crime and supports community cohesion.
EU Sustainable Development Strategy (2006)	This Strategy identifies key priorities for an enlarged Europe to focus on up to 2010, including social inclusion and fighting global poverty. It aims to achieve better policy integration in addressing these challenges, and to ensure that Europe looks beyond its boundaries in making informed decisions about sustainability.	Sustainable development should be the central consideration of the DPD. The DPD should support a limitation of deprivation in the area by: promoting development location and layout which improves accessibility to services, facilities and amenities; enhancing the local environment through appropriate land use, design and layout and incorporation of green infrastructure; facilitating the provision of new educational and learning facilities to help improve skills and increase opportunities; and supporting social inclusion.
ODPM Warm Homes and Energy Conservation Act (2000)	Requires the Government to develop and instigate a strategy to eradicate fuel poverty in England by 2016 and Wales by 2018.	The DPD should help facilitate the provision of affordable, high quality and energy efficient housing.
The green deal: guide to the Domestic Renewable Heat Incentive (2014)	The Domestic Renewable Heat Incentive is a long-term Government financial support scheme for homeowners, social and private landlords to install renewable heating systems in their homes	The DPD should help facilitate the provision of affordable, high quality and energy efficient housing. The DPD should promote renewable energy resources.
ODPM Sustainable Communities: Building for the Future (2003)	Sets out a long-term programme of action for delivering sustainable communities in both urban and rural areas. It aims to tackle housing supply issues in the South East of England, low demand in other parts of the country, and the quality of our public spaces.	The DPD should support a limitation of deprivation in the area by: promoting development location and layout which improves accessibility to services, facilities and amenities; enhancing the local environment through appropriate land use, design and layout and incorporation of green infrastructure; facilitating the provision of new educational and learning facilities to help improve skills and increase opportunities; and supporting social inclusion.
Sustainable Communities Act 2007	The act was passed to 'promote the sustainability of local communities'. Power was given to the people to shape the future of their communities. Local communities submit proposals which they believe will improve the social, economic or environmental well-being of their local area.	The DPD have increased control of their areas and they should take advantage of this.
ODPM & Home Office: Safer Places: The Planning System and Crime Prevention (2004)	Practical guide to designs and layouts that may help with crime prevention and community safety, including well-defined routes, places structured so that different uses do not cause conflict, places designed to include natural surveillance and places designed with management and maintenance in mind.	The DPD should draw on this guide by promoting design and layout which improves perceptions of security and reduces crime and the fear of crime.
Home Office: Youth Justice - The next steps - companion document to	The key proposals are to: strengthen parenting interventions; improve understanding of trials and trial preparation; manage remandees better in the community; establish a simpler sentencing structure with more flexible	The provision of new educational, leisure and recreational facilities should be a key consideration for the DPD. The DPD should also support development which improves the public realm, reduces the

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Every Child Matters (2000)	interventions; run community intensive supervision and surveillance as the main response to repeat and serious offending while still having custody available; introduce a more graduated progression between secure, open and community facilities; and improve youth justice skills and organisation.	fear of crime and supports community cohesion.
DEFRA England's Trees, Woods and Forests - a Consultation Document (2006)	Government objectives include: to safeguard England's resource of trees, woods and forests for future generations; to protect the environmental resources of water, soil and air, and to protect and enhance biodiversity and landscapes, and cultural values; to ensure that woodlands and trees enhance the quality of life for those living in, working in, or visiting England; to encourage the development of new or improved market for sustainable woodland products and services where this will deliver identifiable public benefits, nationally or locally.	Appropriate planting and management of trees as part of a wider and improved green infrastructure network should be supported by the DPD.
Government Forestry and Woodlands Policy Statement (January, 2013)	Main aims of the policy: <ul style="list-style-type: none"> <li>• Protecting trees, woods and forests which will be done by using £8.5 million of funding to do in-depth research into tree diseases</li> <li>• Improving and sustaining valuable woodland assets so that they can contribute to economic growth</li> <li>• Expanding woodland resources with the aim to deliver 12% woodland cover by 2060</li> <li>• Realising more of our woodlands' value</li> <li>• Deliver strong arrangements that achieve better quality outcomes for the economy, people and nature</li> </ul>	The DPD should increase promotion of community involvement in the management of their local woodlands. Local authorities, businesses and communities are the best to decide their local priorities.
Countryside Agency: The Countryside in and Around Towns – A vision for connecting town and country in the pursuit of sustainable development (2005)	A vision for the landscape of urban/rural fringe environments and how to better manage these areas and make improvements. Key functions for the environment include: a bridge to the country; a gateway to the town; a health centre; a classroom; a recycling and renewable energy centre; a productive landscape; a cultural legacy; a place for sustainable living; an engine for regeneration; and a nature reserve.	The provision of a high quality multifunctional green infrastructure network should be a key aim for the DPD. This should support work already being carried out.
English Nature: Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003)	Aims to help Local Authorities develop policies which acknowledge, protect and enhance the contribution natural spaces make to local sustainability. Three aspects of natural space in cities and towns are discussed: their biodiversity; their ability to cope with urban pollution; ensuring natural spaces are accessible to everyone. The report aims to show how size and distance criteria can be used to identify the natural spaces which contribute most to local sustainability.	The DPD should seek to support the expansion of Accessible Natural Green Space and improve the quality of existing areas.
English Nature: Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation (2003)	Aims to help Local Authorities develop policies which acknowledge, protect and enhance the contribution natural spaces make to local sustainability. Three aspects of natural space in cities and towns are discussed: their biodiversity; their ability to cope with urban pollution; ensuring natural spaces are accessible to everyone. The report aims to show how size and distance criteria can be used to identify the natural spaces which contribute most to local sustainability.	The DPD should seek to support the expansion of Accessible Natural Green Space and improve the quality of existing areas.
The Cultural Agenda South East England Cultural Consortium (2002)	The regional Cultural Strategy seeks to <ul style="list-style-type: none"> <li>• Encompass the Region's shared memory, experience and identity;</li> <li>• Include minority as well as majority interests;</li> </ul>	The DPD should support cultural activities in the borough through the appropriate provision of new and improved facilities, and improved accessibility to existing and new facilities elsewhere in the borough.

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	<ul style="list-style-type: none"> <li>• Support the excellent as well as encouraging the wider and more inclusive participation;</li> <li>• Value the traditional as well as the experimental;</li> <li>• Emphasise lifelong learning and release individual creativity; and</li> <li>• See cultural activity as fundamental to people’s health, well-being and the quality of life in the Region.</li> </ul>	
<p>Hampshire County Council:                      Hampshire Cultural Strategy (2003)</p>	<p>Currently under review, the strategy aims to strengthen culture in the county through the following key objectives:</p> <ul style="list-style-type: none"> <li>• Enable forward looking, innovative and creative cultures to flourish in the county;</li> <li>• Encourage affordable and easy access to high quality cultural activities and facilities for all;</li> <li>• Facilitate a recognition and understanding of the history of Hampshire and its people, in the context of the United Kingdom, European and world history;</li> <li>• Ensure that the learning opportunities offered by cultural facilities and activities of Hampshire are fully utilised;</li> <li>• Promote and encourage the sharing of the cultures of minority groups within the county; and</li> <li>• Ensure that cultural activity plays an increasing role in the economy of the country in a sustainable way.</li> </ul>	<p>The DPD should support cultural activities through the appropriate provision of new and improved facilities, and improved accessibility to existing and new facilities elsewhere in the borough.</p>
<p>Hampshire Strategic Partnership:                      Shaping our future together- the Hampshire Sustainable Community Strategy 2008-2018 (2008)</p>	<p>The Sustainable Community Strategy sets out a vision for Hampshire over its ten year time period. The main themes and aims of the strategy are as follows:</p> <p>Safe and strong communities:</p> <ul style="list-style-type: none"> <li>• a strong community spirit where people can get involved in what is going on and makes a positive contribution</li> <li>• low levels of crime and antisocial behaviour, enabling people to go about their lives without fear</li> <li>• safe roads</li> </ul> <p>Health and well-being:</p> <ul style="list-style-type: none"> <li>• children have the best possible start in life</li> <li>• people can expect a long and healthy life</li> <li>• facilities for recreation and enjoyment and celebration of local culture</li> <li>• vulnerable people are supported and protected</li> <li>• older people are able to retain their independence</li> </ul> <p>Economic prosperity and lifelong learning:</p> <ul style="list-style-type: none"> <li>• a good education</li> <li>• a diverse range of training opportunities sufficient to develop skills</li> <li>• opportunities for further learning</li> <li>• attractive employment opportunities near to where people live</li> <li>• an environment which supports business opportunity</li> <li>• a range of housing that is affordable for local people</li> </ul>	<p>With the borough-wide SCS (see below), the countywide SCS should be a key consideration for the development of the DPD. The DPD should seek to achieve a large degree of integration with the SCS.</p>

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	Environment, infrastructure and transport: <ul style="list-style-type: none"> <li>• cities, towns and villages where people enjoy living and are happy to bring up their children</li> <li>• clean rivers and air</li> <li>• protection from flooding</li> <li>• accessibility to an outstanding countryside and coastline</li> <li>• a comprehensive and well maintained infrastructure of roads and public transport across the county</li> <li>• access to international gateways, London and the rest of the UK</li> <li>• high quality, accessible and local public services providing value for money and responsive to communities needs</li> </ul>	
Network Fareham: A Sustainable Community Strategy for Fareham 2010-2020 (2009)	Fareham’s Sustainable Community Strategy (SCS) has been developed by the Local Strategic Partnership, Network Fareham. It sets out the overarching vision for the borough and act as a framework for key agencies such as the Borough Council, County Council, Police, health services and the voluntary and community sector to work within in order to promote the social, environmental and economic wellbeing of the people of Fareham.  The overall vision of the SCS is: “To improve the quality of life for all current and future residents by preserving all that is good about Fareham, whilst increasing prosperity and making it an even more inclusive, safe and attractive place to be.” The SCS focuses on seven themes: Children and Young People; Community Engagement; Community Safety; Economic Development; Environment and Transport; Health and Well-being; and Housing.	The Fareham SCS should be central to the development of the DPD: The DPD should seek to achieve a large degree of integration with the SCS.
Fareham Borough Council: Independence, Access and Choice A Strategy For Older People In Fareham 2008 – 2013 (2008)	The strategy seeks to improve the quality of life for older people in Fareham. The strategy has five main aims, as follows: Promote the independence of older people to enable them to lead active lives <ul style="list-style-type: none"> <li>• Help older people to maintain a healthy lifestyle</li> <li>• Help older people to access services</li> <li>• Ensure that agencies work in partnership to provide services which cut across narrow organisational priorities.</li> <li>• Ensure that older people have a voice so that their views are taken into account.</li> </ul>	The DPD should seek to ensure the provision of services and facilities which meets the needs of older people and promote easy access to amenities both within borough.
Equality Act 2010*  *Most of the provisions came into force in October 2010. Further provisions came into force in April 2011. Some provisions are outstanding (2012).	The Equality Act 2010 is the law which bans unfair treatment and helps achieve equal opportunities in the workplace and in wider society. The act replaced previous anti-discrimination laws with a single act to make the law simpler and to remove inconsistencies.  The act protects everyone against unfair treatment, on the basis of protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.	The DPD should seek to ensure provision of goods, services, facilities, public functions, the disposal and management of premises, education and associations, all meets the act’s requirements.
<b>SOIL</b>		
DEFRA: Safeguarding our Soils: A	The Soil Strategy for England outlines the Government’s approach to	The DPD should seek to limit the loss of the highest quality



Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
Strategy for England (2009)	<p>safeguarding soils for the long term. It provides a vision to guide future policy development across a range of areas and sets out the practical steps that are needed to take to prevent further degradation of our soils, enhance, restore and ensure their resilience, and improve understanding of the threats to soil and best practice in responding to them.</p> <p>Key objectives of the strategy include:</p> <ul style="list-style-type: none"> <li>• Better protection for agricultural soils;</li> <li>• Protecting and enhancing stores of soil carbon;</li> <li>• Building the resilience of soils to a changing climate;</li> <li>• Preventing soil pollution;</li> <li>• Effective soil protection during construction and development; and</li> <li>• Dealing with the legacy of contaminated land</li> </ul>	<p>agricultural land, support a reduction of soil loss and erosion, promote an improvement of soil quality, including a reduction of land contamination, and promote soil protection during the construction activities linked with new areas of development.</p>
National Planning Policy Framework (2012)	<p>Replacing PPS7 (Sustainable development in rural areas), the policy sets out the Government's planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including conserving and enhancing the natural environment;</p> <p>The planning system should contribute and enhance the natural and local environment by;</p> <ul style="list-style-type: none"> <li>• Protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>• Recognising the wider benefits of ecosystem services;</li> <li>• Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and</li> <li>• Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</li> </ul> <p>Planning policies and decisions should also ensure that:</p> <ul style="list-style-type: none"> <li>• The site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;</li> <li>• after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and</li> <li>• adequate site investigation information, prepared by a competent person, is presented.</li> </ul> <p>Plans and decisions should encourage effective use of brownfield sites and take</p>	<p>The DPD should seek to limit the loss of higher quality agricultural land and valued geology.</p>

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	into account the economic benefits of agricultural land when assessing development. The presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification), should be taken into account alongside other sustainability considerations. Where significant development of agricultural land is unavoidable, local planning authorities should seek to use areas of poorer quality land (grades 3b, 4 and 5) in preference to that of a higher quality, except where this would be inconsistent with other sustainability considerations.	
Soils Lead Coordination Network: Soils and the Natural Heritage: a Vision by the Soils LCN for the Protection of the UK Soil Resource and Sustainable Use of Soils (2007)	This document sets out the Soils Lead Coordination Network’s vision for soil conservation. The “desired outcomes” of the vision are as follows: (i) Maintaining the diversity and biodiversity of UK soils; (ii) Controlling and when appropriate reversing loss of soil carbon and water-holding capacity; (iii) Reducing accelerated soil erosion and sediment transport into watercourses; and (iv) Ensuring appropriate status of soils in mitigation and remediation scenarios to control the impact of climate change.	The DPD should seek to reflect the vision presented in the document by seeking to support a reduction of soil loss and erosion, promote an improvement of soil quality, including a reduction of land contamination, and promote soil protection during development.
<b>WATER</b>		
Water Framework Directive 2000/60/EC	This provides an overarching strategy, including a requirement for EU Member States to ensure that they achieve 'good ecological status' by 2015. River Basin Management Plans were defined as the key means of achieving this.	The DPD should seek to ensure that water quality is not negatively affected by planned developments, including regarding surface run-off during and after construction which could lead to a deterioration in quality of local watercourses.
The Water Act (2014)	This act makes provisions about the water industry. It highlights compensation for modification to abstract water; about main river maps; records of waterworks; for the regulation of the water environment; about the provision of flood insurance; about internal drainage boards and about Regional Flood and Coastal Committees	The DPD should regulate the water environment and promote sustainable use of water resources.
DTI Building a Better Quality of Life: A Strategy for More Sustainable Construction (2000, currently under review)	Encourages construction industry to adopt a more sustainable approach towards development; identifies ten Themes for Action, which include conserving water resources.	The DPD should support water efficiency, the use of sustainable urban drainage systems and appropriate layout to support water quality and quantity.
DEFRA The Water Environment (Water Framework Directive) (England and Wales) Regulations (2003)	Requires all inland and coastal waters to reach “good status” by 2015. This is being done by establishing a river basin structure within which demanding environmental objectives are being set, including ecological targets for surface waters.	The DPD should support development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse.
National Planning Policy Framework (2012)	Replacing PPS23 (Planning and Pollution Control), the policy sets out the Government’s planning policies for England and is a framework for local policies and how they should be applied. In response to the UN resolution 24/187, the framework performs a sustainable development role (economic, social and environmental) in the planning system, outlining 12 core planning principles for plan and decision making, including - Conserving and enhancing the natural	The DPD should treat potential pollution from new development as a material consideration, help realise opportunities for the remediation of contaminated The DPD should set out the criteria against which applications for potentially polluting developments will be considered in accordance with of NPPF.

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	<p>environment, and Meeting the challenge of climate change, flooding and coastal change;</p> <p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.</li> </ul> <p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.</p> <p>Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <ul style="list-style-type: none"> <li>applying the Sequential Test;</li> <li>if necessary, applying the Exception Test;</li> <li>safeguarding land from development that is required for current and future flood management;</li> <li>using opportunities offered by new development to reduce the causes and impacts of flooding; and</li> <li>where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.</li> </ul>	<p>The DPD should seek to ensure development does not take place in flood risk areas, and does not increase flood risk in existing or potential (due to climate change) flood risk areas. It should also seek to ensure that new development proposals utilise the SFRA which has been carried out sub regionally, and apply the sequential/exception test where appropriate.</p>
<p>Environment Agency: Water Resources for the Future: A Strategy for England and Wales (2001, reviewed 2005)</p>	<p>Looks at the steps needed to manage water resources to the 2020s and beyond, with the overall aim of improving the environment while allowing enough water for human uses.</p>	<p>The DPD should promote development which limits the risk of flooding, improves water quality and facilitates water conservation and reuse.</p>
<p>Future Water: The government's water strategy for England</p>	<p>Sets out how they want the water sector to look by 2030. They aim to improve water resources for wildlife, humans and habitats. Their vision is for sustainable delivery of secure water supplies in a protected water environment.</p>	<p>The DPD should discourage water waste and promote the sustainable use of water resources.</p>
<p>Environment Agency: Building a Better Environment: A Guide for Developers (2006)</p>	<p>Guidance on addressing key environmental issues through the development process (focusing mainly on the issues dealt with by the Agency), including managing flood risk, surface water management, use of water resources,</p>	<p>The DPD should promote development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse.</p>

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	preventing pollution.	
Environment Agency: Building a Better Environment (2013)	Guidance on key environmental issues throughout the development process. It highlights the fact that developers need to consider the health of the environment when planning, designing and managing their construction. They give advice on issues including providing green infrastructure, sustainable construction and design, managing the risk of flooding and managing waste.	The DPD should promote development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse. The DPD should promote knowledge regarding sustainable construction, climate change and ecosystem services.
Environment Agency: Groundwater Protection: Policy and Practice (2007)	The Environment Agency is the statutory body responsible for the protection and management of groundwater resources in England & Wales. The Environment Agency have set out a framework for the regulation and management of groundwater in a set of documents, collectively known as Groundwater Protection: Policy and Practice (GP3). In these documents the Environment Agency describe their aims and objectives for groundwater, their technical approach to its management and protection, the tools to be used and the policies and approach to the application of legislation. The documents also provide a route map to other policies, strategies, procedures and technical resources related to groundwater.	The DPD should seek to protect the quality and quantity of groundwater in the wider area through promoting development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse. The presence of the Source Protection Zones in the east of the borough will require close management of surface water runoff to protect groundwater.
Groundwater Protection: polices and practice (GP3) Part 4 Draft for consultation	Sets how how to manage and protect groundwater. The aim is to bring benefits to land, wildlife, food risk manage and ensure wise resource use whilst reflecting the need to act to reduce climate change and its consequences.	The DPD should seek to protect the quality and quantity of groundwater in the wider area through promoting development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse. The presence of the Source Protection Zones in the east of the borough will require close management of surface water runoff to protect groundwater.
POS, LGA: Planning Policies for Sustainable Building: Guidance for Local Development Frameworks (2006)	Recommends ways of integrating benchmarks for sustainable building into Local Development Frameworks. Includes a definition of sustainable building, covering design and construction practice, and water conservation techniques. These include water efficiency measures such as dual flush WCs, rainwater collection and greywater recycling, and a maximum standard for water use in hotels and offices.	The DPD should support water efficiency, the use of sustainable urban drainage systems and appropriate layout to support water quality and quantity.
Defra and Environment Agency, River Basin Management Plan South East River Basin District (2009)	The River Basin Management plan focuses on the protection, improvement and sustainable use of the water environment. This plan has been prepared under the Water Framework Directive, which requires all countries throughout the European Union to manage the water environment to consistent standards. The plan describes the river basin district, and the pressures that the water environment faces. It highlights what this means for the current state of the water environment, and what actions will be taken to address the pressures. It sets out what improvements are possible by 2015 and how the actions will make a difference to the local environment – the catchments, estuaries, the coast and groundwater. Of relevance to the DPD, the status and objectives for the Wallington River and River Meon have been established through the River Basin Management Plan.	The DPD should seek to support improvements to the area's water environment, including on the River Meon and Wallington River. In this context it should support development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation and reuse.
River basin management plans (RBMP) (2014)	They set out how to work together to improve the water system. For each district RBMPs set out: <ul style="list-style-type: none"> <li>• State of the water environment</li> <li>• Pressures affecting the water environment</li> </ul>	The DPD should seek to support improvements to the area's water environment. In this context it should support development which reduces the frequency and severity of pollution events, limits the risk of flooding, improves water quality and facilitates water conservation

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	<ul style="list-style-type: none"> <li>Objectives for protecting and improving the water environment</li> <li>Actions or measures needed to achieve the objective.</li> </ul>	and reuse.
Partnership for Urban South Hampshire: PUSH Integrated Water Strategy (2008)	<p>The Strategy examines the options and risks, particularly in regard to water supply, water quality and impacts on European conservation sites, associated with the implementation of the policies for South Hampshire in the (then) draft South East Plan. This study takes forward recommendations made in the Integrated Water Management Overview commissioned in 2006. The aspects relevant to the Local Development Framework include related to the following:</p> <ul style="list-style-type: none"> <li>The sustainable housing agenda should continue to be promoted;</li> <li>Planning requirements for additional infrastructure should be clarified;</li> <li>Efforts should be made to identify the benefits of securing reductions in diffuse pollution and the locations where this would be most beneficial;</li> <li>The implications of the forthcoming Water Framework Directive should be examined;</li> <li>Improved planning for development in flood risk areas;</li> <li>Ensure that existing communities are satisfactorily protected from flooding;</li> <li>Seek to increase the Standard of Protection for new and existing communities;</li> <li>Review and update SFRA's;</li> <li>Establish a recording and monitoring strategy for surface water flooding and develop surface water and groundwater management plans as an effective response;</li> <li>Review critical infrastructure at risk of flooding;</li> <li>Develop coordinated sub-regional policies and guidance;</li> <li>LDF preparation to address water issues;</li> <li>The determination of planning applications should have greater regard to water management issues; and</li> <li>Increased working with partners.</li> </ul>	The DPD should seek to support the recommendations outlined by the strategy and secure their implementation through development.
Atkins, Environment Agency, Partnership for Urban South Hampshire: Partnership for Urban South Hampshire Strategic Flood Risk Assessment (2007)	A Strategic Flood Risk Assessment was completed for the PUSH area in December 2007. The document summarises the background and policy for the development of SFRA's, the guiding principles for undertaking a SFRA, the outputs of the SFRA and strategic flood risk management guidance for the various Local Planning Authorities in the PUSH area.	The DPD should have full regard to the outcome of the SFRA carried out locally. This will be a vital document to help the area adapt to increases in flood risk brought about by the effects of climate change. It should also seek to ensure that any development fully utilises the SFRA, and where appropriate the sequential and exception tests.
Environment Agency: East Hampshire Catchment Abstraction Licensing Strategy (2013)	<p>This Licensing Strategy sets out how water resources are managed in the East Hampshire CAMS area. It provides information about where water is available for further abstraction and an indication of how reliable a new abstraction licence may be.</p> <p>The strategy was produced in February 2013 using evidence and information gathered during the Catchment Abstraction Management Strategy (CAMS) process which it supersedes. Through this process the Environment Agency considers the impact of abstraction at all flows. This helps to manage future abstraction more sustainably.</p>	The DPD should seek to support sustainable water management and promote the sustainable use of water resources.

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	<p>The document provides information on the geology and hydrology within the East Hampshire CAMS area and resource availability in terms of surface and groundwater and reliability of abstraction within the CAMS area. It also details how abstractions are managed within the CAMS area, including the principles that guide licence application assessment; the abstraction licence application process; opportunities for license trading; new authorisations and restoring sustainable abstractions.</p>	
<p>Southern Water: Water Resources Management Plan 2010-2035 (2009)</p>	<p>The Water Industry Act 1991, as amended by the Water Act 2003, places a requirement on all water companies to prepare a Water Resources Management Plan (WRMP).                      The Water Resources Management Plan sets out how Southern Water proposes to ensure that there is sufficient security of water supplies to meet the anticipated demands of all its customers over the 25-year planning period from 2010 to 2035. It aims to address the following issues:</p> <ul style="list-style-type: none"> <li>• Security of water supplies;</li> <li>• New housing;</li> <li>• Climate change;</li> <li>• Energy use;</li> <li>• Impacts of environment legislation; and</li> <li>• Providing best value to customers</li> </ul>	<p>The DPD should seek to support sustainable water management and promote the sustainable use of water resources.</p>
<p>Portsmouth Water: Water Resources Management Plan (2009)</p>	<p>The Water Resources Management Plan for Portsmouth Water proposes the following actions:</p> <ul style="list-style-type: none"> <li>• The development of a Farlington Washwater Recovery Plant by 2011/12.</li> <li>• Initiating a Leakage Savings Programme which will reduce leakage levels from the current target of 29.7 Ml/d to a new target of 26.7 Ml/d by 2014/15.</li> </ul>	<p>The DPD should seek to support sustainable water management and promote the sustainable use of water resources.</p>
	<ul style="list-style-type: none"> <li>• Instigating a promotional Water Efficiency Programme which will include sending cistern devices to all customers starting in 2010/11. The programme will be repeated on a five-yearly basis as the devices only have a short life expectancy.</li> <li>• Beginning a 25 year programme of Compulsory Metering for all domestic households, where practicable, beginning in 2010/11. The Company plans a targeted programme which will minimise the overall costs of meter installation.</li> <li>• Developing Additional Boreholes at Lavant and Brickkiln Water Treatment Works within the currently licensed abstraction limits by 2014/15 and continuing the development of Havant Thicket Winter Storage Reservoir for completion by 2021</li> <li>• Promoting a programme of Retrofit Fitting of Dual Flush Devices in toilets from 2015/16.</li> </ul>	

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
<p>Portsmouth Water Resource Management Plan (2014)</p>	<p>Long term planning for the provision of public water supplies is a vital aspect for the security of water supply to customers whilst respecting the needs of the environment. The expectations of this plan are:</p> <ul style="list-style-type: none"> <li>• Falling per capita consumption</li> <li>• Falling leakage as a result of reductions in supply pipe leakage</li> <li>• Taking into account longer term supply challenges including issues with climate change</li> <li>• Meets the commitment to further work set out in the last Water Resources Management Plan</li> </ul>	<p>The DPD should seek to support sustainable water management and promote the sustainable use of water resources.</p>
<p>National Policy Statements : Water Supply NPS*</p> <p>* This NPS has not been published in draft yet (2012).</p>	<p>It sets out the Government’s policy for delivery of major infrastructure, relating to the mitigation of, and adaptation to, climate change.</p> <p>This NPS, and in particular the policy and guidance section on generic environmental impacts and mitigation, may be helpful to local planning authorities (LPAs) in preparing their local impact reports.</p>	<p>N/A</p>
<p>National Policy Statements : Waste Water NPS</p> <p>*This NPS is not in force (Consultation started 16 November 2010 and ended 22 February 2011 – not yet designated)</p>	<p>It sets out the Government’s (England only, including national project in England) policy for the provision of major waste water infrastructure, enabling the planning system to be rapid, predicable and accountable. Major waste water infrastructure is defined as;</p> <ul style="list-style-type: none"> <li>• construction of waste water treatment plants which are expected to have a capacity exceeding a population equivalent<sup>4</sup> of 500,000 when constructed; or</li> <li>• alterations to waste water treatment plants where the effect of the alteration is expected to increase by more than a population equivalent of 500,000 the capacity of the plant.</li> </ul> <p>Waste water (generally a mixture of domestic waste water from baths, sinks, washing machines and toilets, and waste water from industry. It will often also contain rainwater run-off from roofs and other impermeable surfaces).</p> <p>This NPS, includes a policy and guidance section on generic environmental impacts and mitigation.</p>	<p>N/A</p>
<p>River Hamble to Portchester Coastal Flood and Erosion Risk Management Coastal Defence Strategy – in development</p>	<p>The current approach to managing our coastline is made up of three tiers. The highest level tier is to produce a Shoreline Management Plan, which sets out high level policies across long sections of coastline over 100 years.</p>	<p>The DPD should support the delivery of the Coastal Defence Strategy, and individual schemes which it identifies as necessary.</p>
<p>River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy (2014)</p>	<p>Large parts within the Strategy area are already defended, however the condition and remaining life of the defences and protection given by them are highly variable. This means there are large areas of lower lying land across Gosport and Fareham that are at risk of flooding. This strategy is made up of policies to defend against flooding and erosion.</p>	<p>The DPD should support the delivery of the Coastal Defence Strategy, and individual schemes which it identifies as necessary.</p>

Policy / Plan / Programme	Main environmental / socio-economic objectives	How the PPP affects, or is affected by the Fareham LPR
	<p>The North Solent Shoreline Management Plan was approved in 2010 and sets the policies along the coastline for Fareham. The second tier is to produce a strategy for a selected area of coastline. The strategy will define how to deliver these high level policies for smaller more local areas, and determine implementation plans for any required schemes that are technically, economically and environmentally sound. The third tier is for detailed design and delivery of schemes.</p> <p>The River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy will look at the high level policies set by the North Solent Shoreline Management Plan for this stretch of coastline and will determine the best approach for delivering the policies and implementing plans for any schemes that the strategy has identified as needed for this area.</p> <p>The strategy covers 50 km of coastline between the River Hamble (Hook Spit) in the West and Portchester in the East. The area is host to two major settlements, Gosport and Fareham, and includes a mixture of coastline features such as low eroding cliffs and shingle beaches on the open coast, and low lying estuarine floodplains within Portsmouth Harbour.</p> <p>The strategy works will be undertaken in 2 phases:</p> <p>Phase 1 is the Scoping phase, where work is done to assess and compile information which is required to develop a comprehensive, sustainable strategy that promotes technically, environmentally and economically sound defence measures for the coast.</p> <p>Phase 2 is the Development phase, where outputs of the scoping phase will be an agreed brief for the development phase. This will enable the project team to ensure a proportionate approach is taken to developing the strategy, ensuring all existing information of benefit can be utilised and developed, and any unnecessary works avoided.</p> <p>Work has begun on the Scoping phase of the strategy, which was due to be completed in August 2012.</p>	



## Appendix D: Baseline Data

Please see following pages.

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URBAN EDGE  
ENVIRONMENTAL  
CONSULTING

NATURAL PROGRESSION

# **Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan**

**Baseline Update**

**December 2019**

# Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan

Baseline Update

**Client:** Fareham Borough Council  
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## Abbreviations

AHBR	Archaeology and Historic Buildings Record
ALC	Agricultural Land Classification
ALS	Abstraction Licensing Strategies
AQMA	Air Quality Management Areas
ATL	Advance The Line
BAP	Biodiversity Action Plan
BMV	Best and most versatile
BOA	Biodiversity Opportunity Areas
BRT	Bus Rapid Transit
CCMA	Coastal Change Management Areas
CO / CO <sub>2</sub>	Carbon monoxide / carbon dioxide
CRoW	Countryside and Rights of Way Act
DSP	Development Sites and Policies
GI	Green Infrastructure
GIS	Geographic Information Systems
GVA	Gross Value Added
HTL	Hold The Line
LA / LPA	Local Authority / Local Planning Authority
LBAP	Local Biodiversity Action Plan
LNR	Local Nature Reserve
LP	Local Plan
LSOA	Lower super output areas
MR	Managed Realignment
MWh	Megawatt hour
NAI	No Active Intervention
NIA	Nature Improvement Areas
NNR	National Nature Reserve
NO <sub>2</sub>	Nitrogen dioxide
NPPF	National Planning Policy Framework
Pb	Lead
PM <sub>10</sub>	Particulates
PfSH	Partnership for South Hampshire (formerly Partnership for Urban South Hampshire – PUSH)
PPPs	Policies, plans or programmes
RSL	Registered Social Landlord
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SHS	South Hampshire Strategy
SINC	Sites of Importance for Nature Conservation
SMP	Shoreline Management Plan
SO <sub>2</sub>	Sulphur dioxide
SPA	Special Protection Areas
SPZ	Source Protection Zones
SRTM	South Hampshire Sub-regional Transport Model
SSSI	Sites of Special Scientific Interest
WCA	Wildlife and Countryside Act

WFD	Water Framework Directive
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# 1 Accessibility and Transportation

## 1.1 Summary of Policy and Plan Review

- 1.1.1 European and UK transport policies and plans place emphasis on the modernisation and sustainability of the transport network. Specific objectives include reducing pollution and road congestion through improvements to public transport, walking and cycling networks and reducing the need to travel. National policy also focuses on the need for the transport network to support sustainable economic growth.
- 1.1.2 The PPPs highlight that congestion and poor air quality resulting from transport are key issues for a number of locations in the wider South Hampshire sub-region. Regional and local plans therefore focus on appropriate design, location and layout of development, increasing investment in infrastructure, improving the quality and accessibility of public transport, supporting walking and cycling, and enhancing road safety. The Hampshire Local Transport Plan 2011 to 2031<sup>1</sup> sets out the transport plan for the county.
- 1.1.3 Key policies outline that the use of public transport, cycling and walking should all be encouraged by creating more cycling networks, connecting and improving current links and networks, pedestrian proofing travel infrastructure, encouraging public transport use and discouraging single car use. New residential and employment development should be planned with good accessibility to transport services and facilities and walking and cycling networks. Transport planning should aim to minimise negative effects on the environment, and should be fully integrated with other areas of policy making, for example, economic development, energy and land-use planning.

## 1.2 Transportation Infrastructure

- 1.2.1 Fareham borough is easily accessed via Junctions 9 (west Fareham), 10 and 11 (east Fareham) of the M27 motorway, which provides good regional and national transport links via the Strategic Road Network, although junction 10 of the motorway is currently east-facing only and does not allow all-moves interchanges. The motorway junctions are all connected to the A27, which transects the borough east to west. The A32 offers connectivity to the eastern areas, crossing the borough in a north-south direction, joining the A27 in Fareham town centre. The north west of the borough can be accessed from the A27 via the A3051.
- 1.2.2 There are three rail stations in Fareham borough; one to the west of the borough in Swanwick, one in Fareham town centre and Portchester station in the east. Fareham rail station is located on the south coast rail route, and the town has direct trains to a range of destinations including London (Victoria and Waterloo), Portsmouth, Southampton, Brighton, Bristol and Cardiff.

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<sup>1</sup> HCC (2013): *Hampshire Local Transport Plan 2011 – 2031*. Accessed online [3/6/19] at:

<http://documents.hants.gov.uk/transport/HampshireLTPPartALongTermStrategy2011-2031RevisedApril2013.pdf>

Fareham rail station and town centre are connected to Gosport town centre via the Eclipse Bus Rapid Transit service which runs along a disused rail line for part of the route.

- 1.2.3 The main regional airports are: Southampton Airport, which is approximately 24 kilometres (15 miles) from Fareham town centre and Bournemouth which is approximately 70km (43mi) away. Both Gatwick and Heathrow Airports are approximately 110km (68mi) away. Two international sea ports, Portsmouth European Ferryport and Southampton cruise liner and container port, are relatively close (11km/7mi and 22km/14mi, respectively). Figure 1.16 shows the area's road and rail network.
- 1.2.4 Fareham's local cycling strategy produced an action plan for the promotion of cycling and the development of cycle infrastructure<sup>2</sup>. As a result, there are extensive off the road routes in Locks Heath and Whitely, and a mix of on road and off road paths in the town centre. Various other routes are present on some link roads<sup>3</sup>. Additionally, Fareham borough is part of the National Cycle Network, which links cities all over the country by cycle routes. There is a network of public bridleways across the borough. Information on these routes and their locations is freely accessible via the Hampshire County Council (HCC) website<sup>4</sup>. HCC has also produced a cycling strategy through to 2025<sup>5</sup> and the HCC walking strategy<sup>6</sup> which set out a strategic framework to support the implementation of cycling and walking measures in the county.

### 1.3 Car Ownership, Commuting and Modal Share

- 1.3.1 The available road, rail and air links mask potential accessibility issues in the future. Congestion on the local road network, particularly around Junctions 10 and 11 of the M27, is a major issue, and one which is likely to increase as the emerging Local Plan is implemented. Due partly to Fareham's relative affluence, car ownership in the borough is higher than regional and national averages – according to the latest data available, 86.6% of households in Fareham have access to a car or van, compared to 81.4% for the South East and 74.2% for England<sup>7</sup> (2011 census data). The number of households owning two or more cars is also higher than regional and national averages; see Figure 1.1.

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<sup>2</sup> FBC (2005): *Fareham Cycle Strategy 2005-2011*. Accessed online [9/5/19] at:

<https://www.fareham.gov.uk/pdf/planning/cyclestrategy.pdf>

<sup>3</sup> FBC (2010): *Fareham Cycle Map*. Accessed online [9/5/19] at: <http://www.fareham.gov.uk/pdf/planning/cyclemap.pdf>

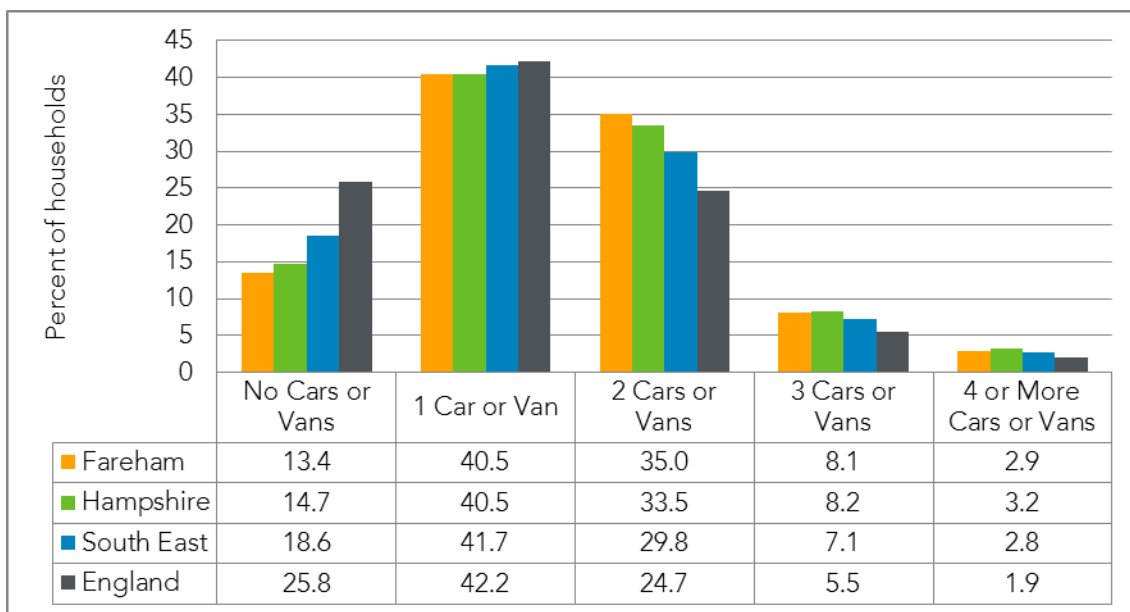
<sup>4</sup> Mapping Hampshire's countryside, accessed online[9/5/19] at:

<http://localviewmaps.hants.gov.uk/LocalViewmaps/Sites/ROWOnline/#>

<sup>5</sup> HCC (2015): *Hampshire Cycling Strategy*. Accessed online [30/5/19] at: <http://documents.hants.gov.uk/transport-strategy-documents/HampshireCyclingStrategy.pdf>

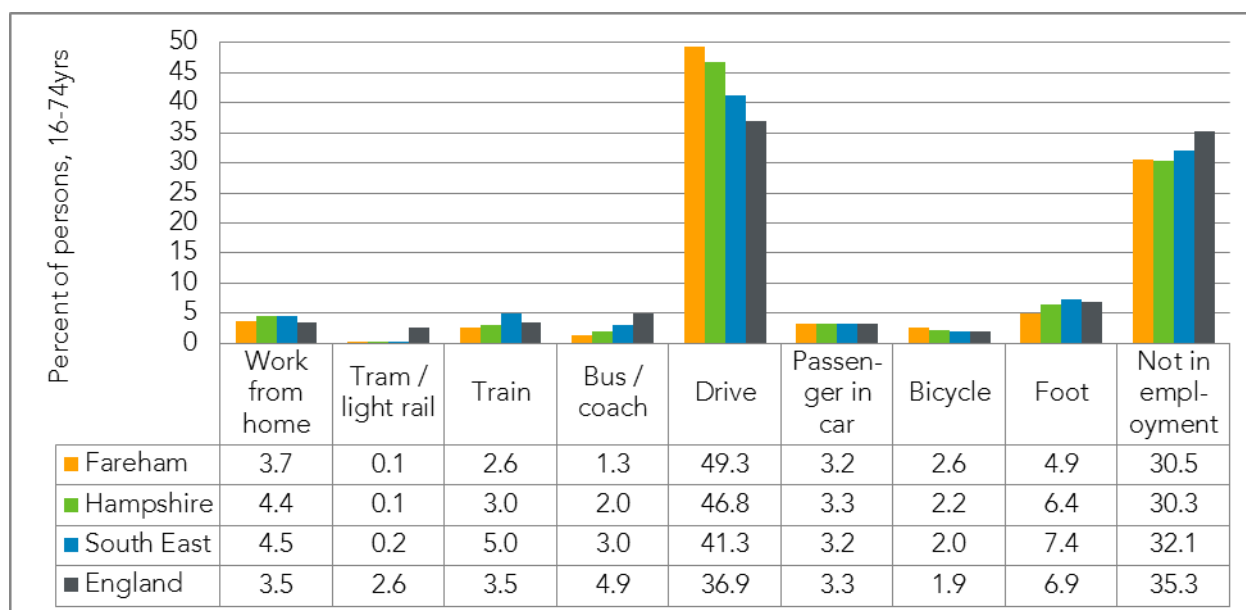
<sup>6</sup> HCC (2016): *Hampshire Walking Strategy*. Accessed online [3/6/19] at: <https://www.hants.gov.uk/get-decision-document?documentId=16315&file=Hampshire%20Walking%20Strategy%20-%20Appendix%202.pdf&type=pdf>

<sup>7</sup> Official Labour Market Statistics: [Car or Van Availability, 2011 \(LC4110EW\) \(2011\)](#). Accessed online [9/5/19].



**Figure 1.1: Car Ownership in Fareham (Source: Census, 2011)**

1.3.2 This is reflected by travel to work data, where a higher proportion of the population travel by car to work than county, regional and national averages, and a lower proportion of people travel by public transport or walking<sup>8</sup>. However, higher than average numbers travel to work by bicycle, perhaps reflecting the quality and extent of cycle infrastructure highlighted in the previous section; see Figure 1.2.



**Figure 1.2: Modal Share of Journeys to Work (Source: Census, 2011)**

1.3.3 A large proportion of the working population (53% or 30,072 resident workers) travel to destinations outside of the borough for work, highlighting a trend of out-commuting from

<sup>8</sup> Official Labour Market Statistics (NOMIS): [Method of Travel to Work, 2011 \(QS701EW\) \(2011\)](#). Accessed online [9/5/19].

Fareham. The top five destinations for out-commuters in 2011 were Portsmouth (7,819), Winchester (4,943), Southampton (3,460), Eastleigh (3,206) and Gosport (2,878), as illustrated in Figure 1.3 and Figure 1.4<sup>9</sup>. Conversely, 24,674 workers in-commute to the borough, the principal sources being Gosport (7,090) and Portsmouth (4,223).

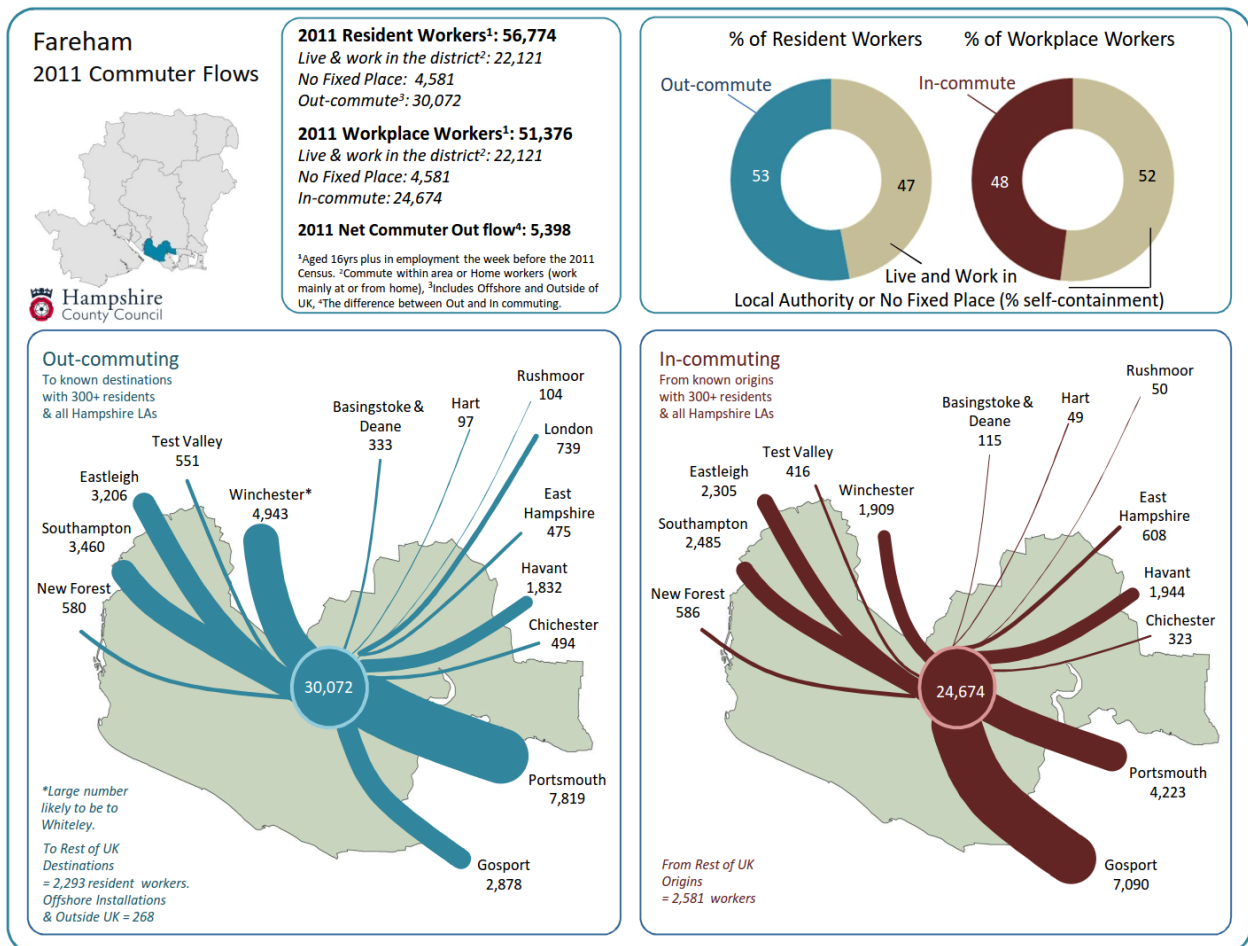


Figure 1.3: Commuting Patterns in Fareham Borough (Source: Census, 2011)

<sup>9</sup> Hampshire Facts & Figures: Commuter Flows. Accessed online [14/5/19] at:

<http://documents.hants.gov.uk/Economy/FarehamCommuterFlows.pdf>

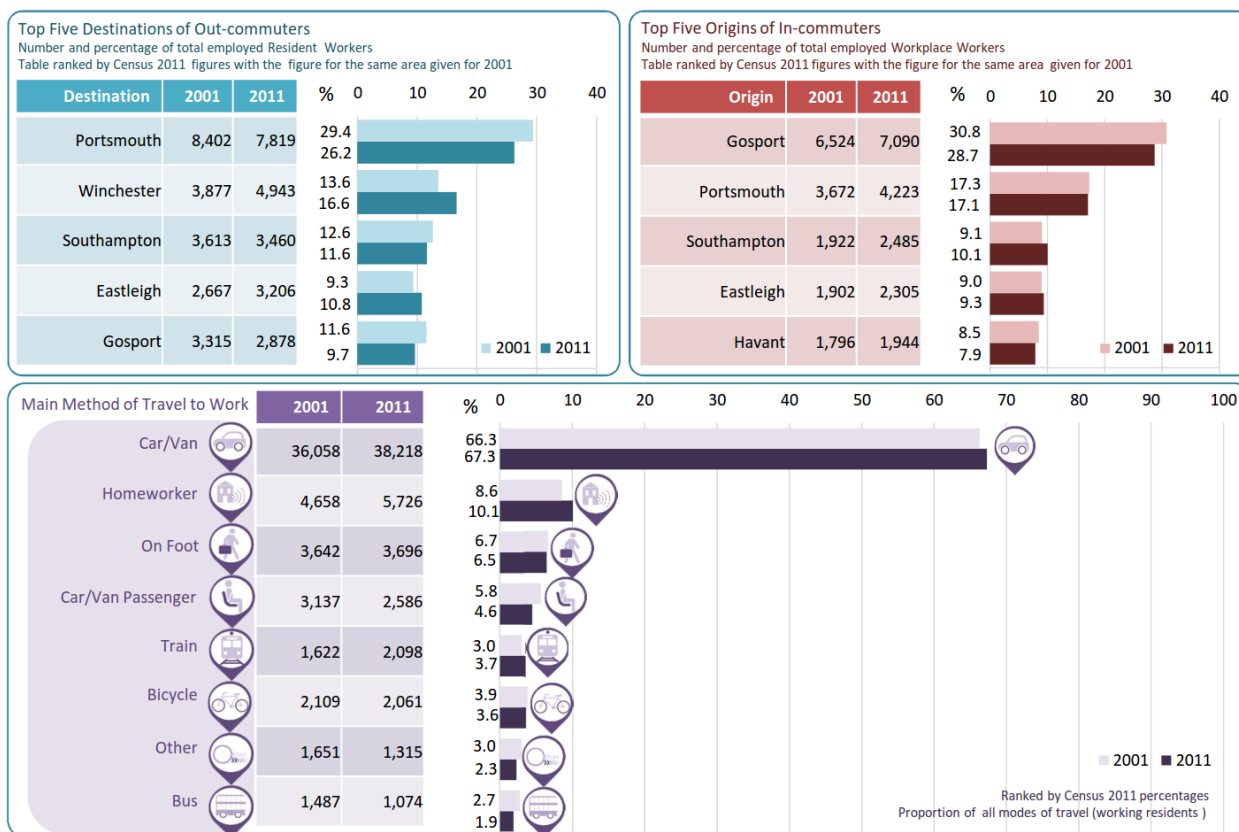


Figure 1.4: Commuter Destinations and Modes of Transport (Source: Census, 2011)

## 1.4 Traffic Flows

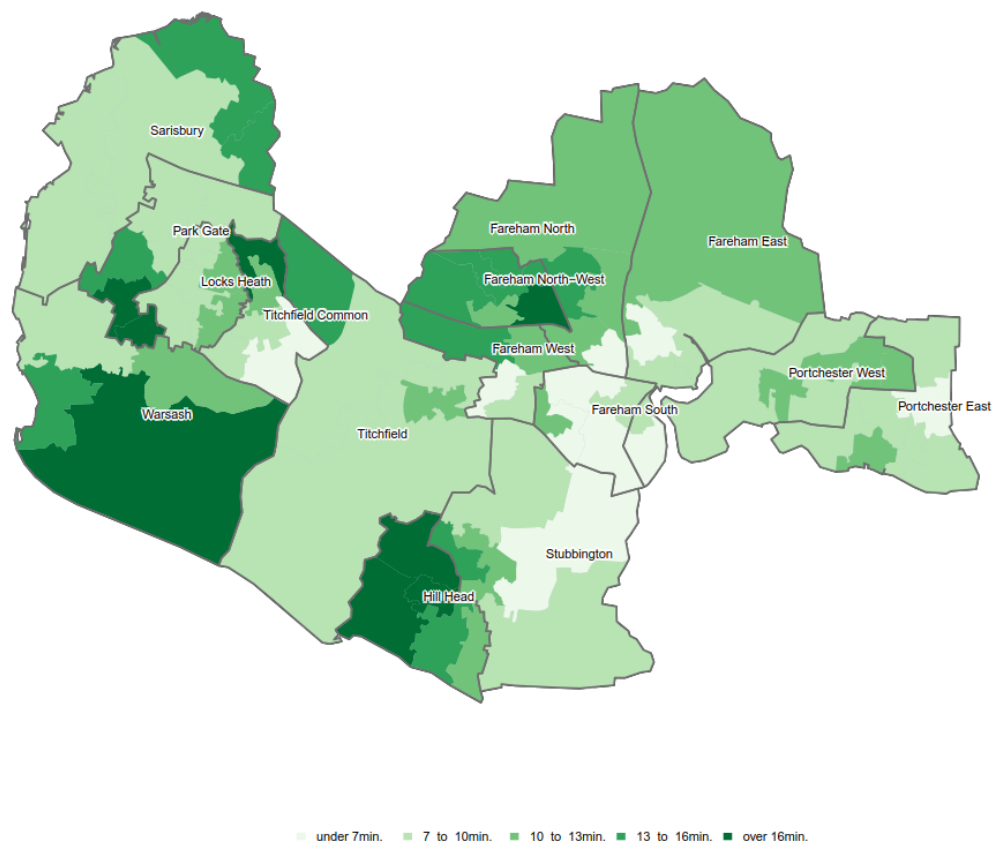
- 1.4.1 In 2017 Fareham Borough Council commissioned an Interim Transport Assessment as part of the evidence base for the Draft Local Plan<sup>10</sup>. The assessment reports the outputs from a run of the South Hampshire Sub-regional Transport Model (SRTM) undertaken by Partnership for South Hampshire (PFSH) (formerly Partnership for Urban South Hampshire – PUSH) to “understand the transport impacts of the latest growth projections in South Hampshire through to 2036, excluding the proposed site allocations in the emerging Local Plan”. The outputs of the model provide the baseline against which the impacts of the proposed site allocations are assessed within the Interim Transport Assessment. Additional transport modelling work is due to be carried out alongside the Local Plan.
- 1.4.2 Figure 1.17 and Figure 1.18 show the locations where the network is forecast to be under strain in 2036, that is where demand is expected to exceed capacity in the morning and afternoon peak periods and therefore significant traffic queuing and delay is anticipated<sup>11</sup>.

<sup>10</sup> Atkins (2017): Fareham Draft Local Plan - Development Site Allocations Interim Transport Assessment. Accessed online [21/10/19] at: [https://www.fareham.gov.uk/PDF/planning/local\\_plan/DraftLocalPlanEvidenceBase/EV57FarehamLocalPlanTransportAssessment.pdf](https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV57FarehamLocalPlanTransportAssessment.pdf)

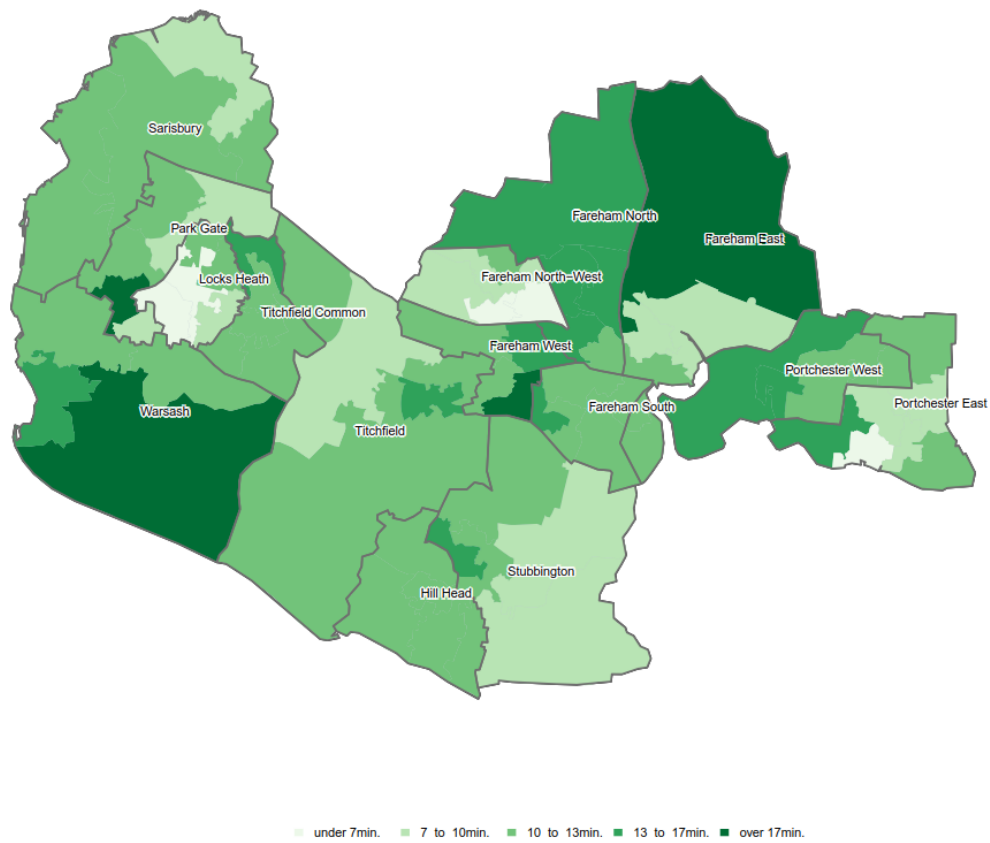
<sup>11</sup> Ibid

## 1.5 Spatial Context

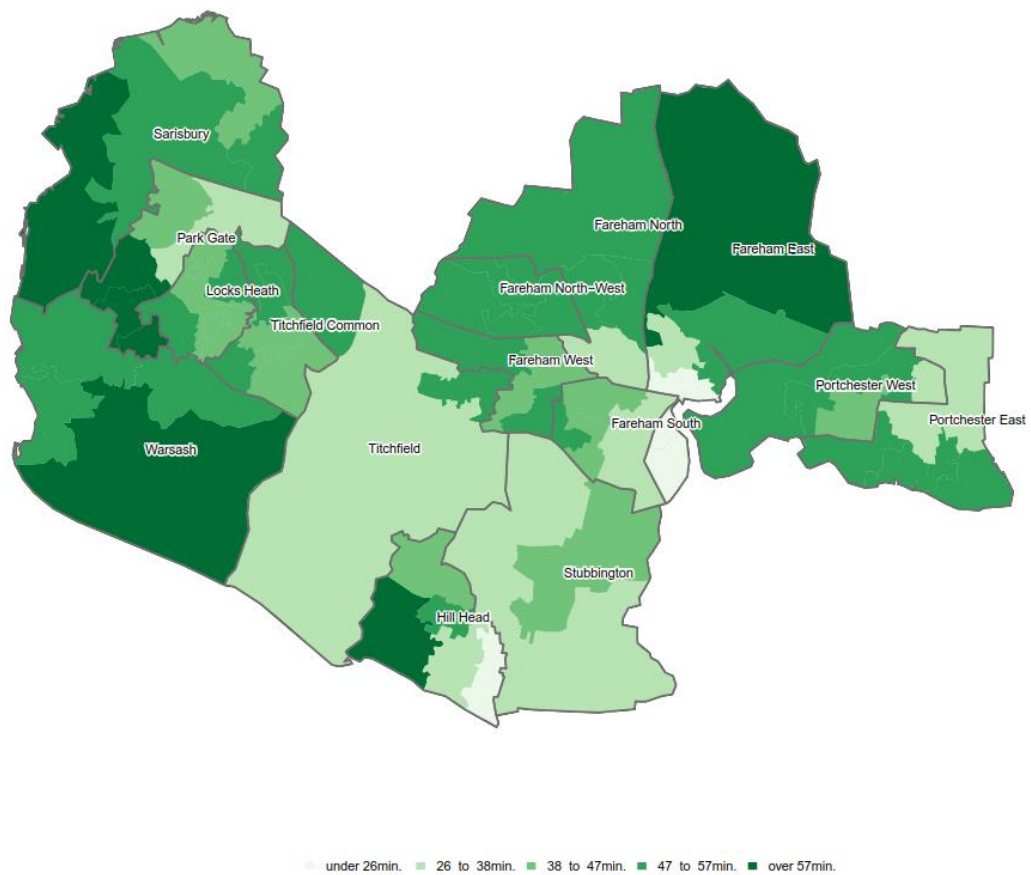
1.5.1 Figure 1.5 to Figure 1.14 illustrate the spatial variability in accessibility to key services by walking, public transport and cycling from different parts of the borough, based on Census 2011 data (Singleton, 2014). The data are mapped as travel time to employment centres, GP, hospitals, primary and secondary schools, foodstores and town centres. In general terms the data show that travel times are shortest for residents in town and district centres, particularly for accessibility to employment centres, schools and foodstores, but this pattern is less uniform for access to health care facilities. Warsash, Hill Head, Fareham East and Fareham North are the locations which tend to have the longest travel times to key services. The development of Welborne will improve accessibility to a range of services (employment, foodstores, schools and healthcare) in Fareham East and North.



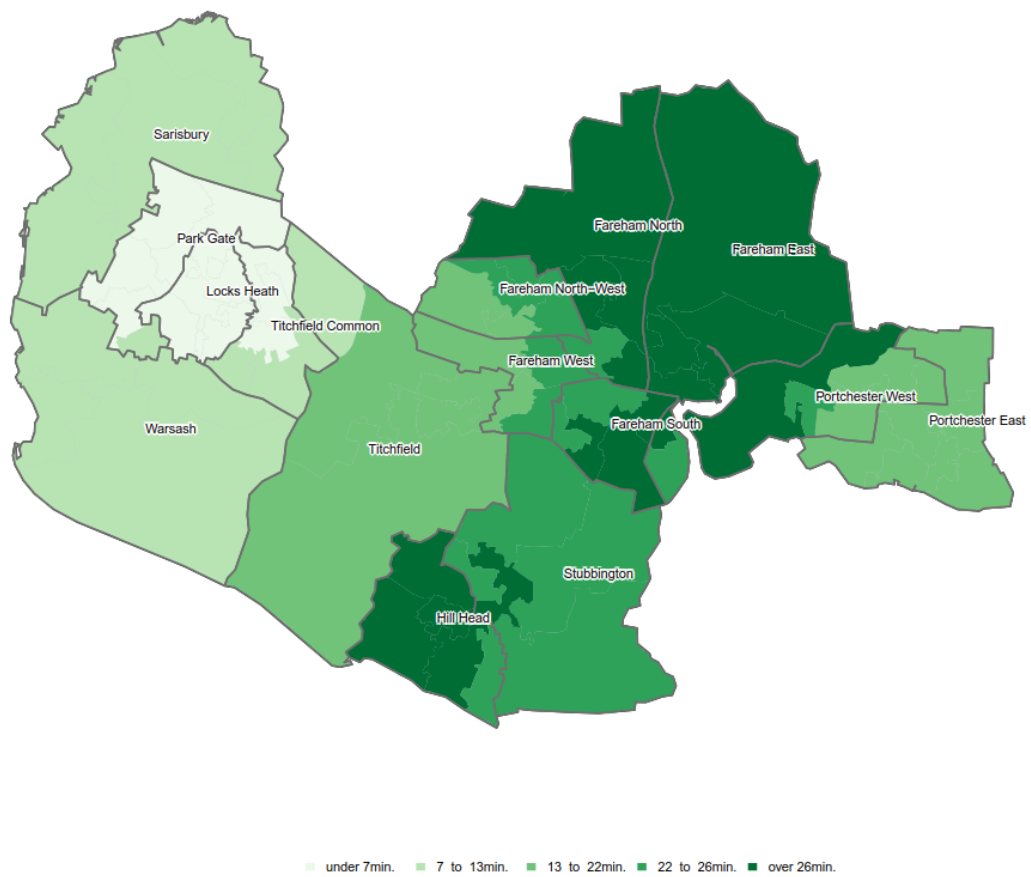
**Figure 1.5: Travel Time to Nearest Employment Centre by Public Transport/Walking in 2011**



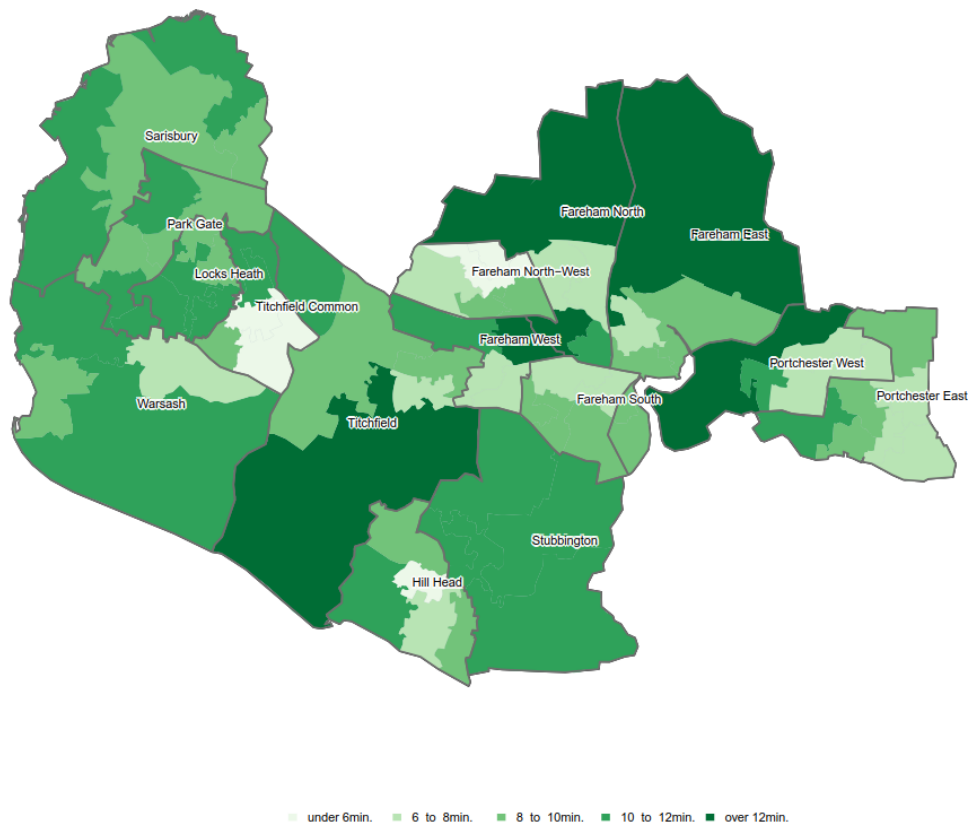
**Figure 1.6: Travel Time to Nearest GP by Public Transport/Walking in 2011**



**Figure 1.7: Travel Time to Nearest Hospital by Public Transport/Walking in 2011**

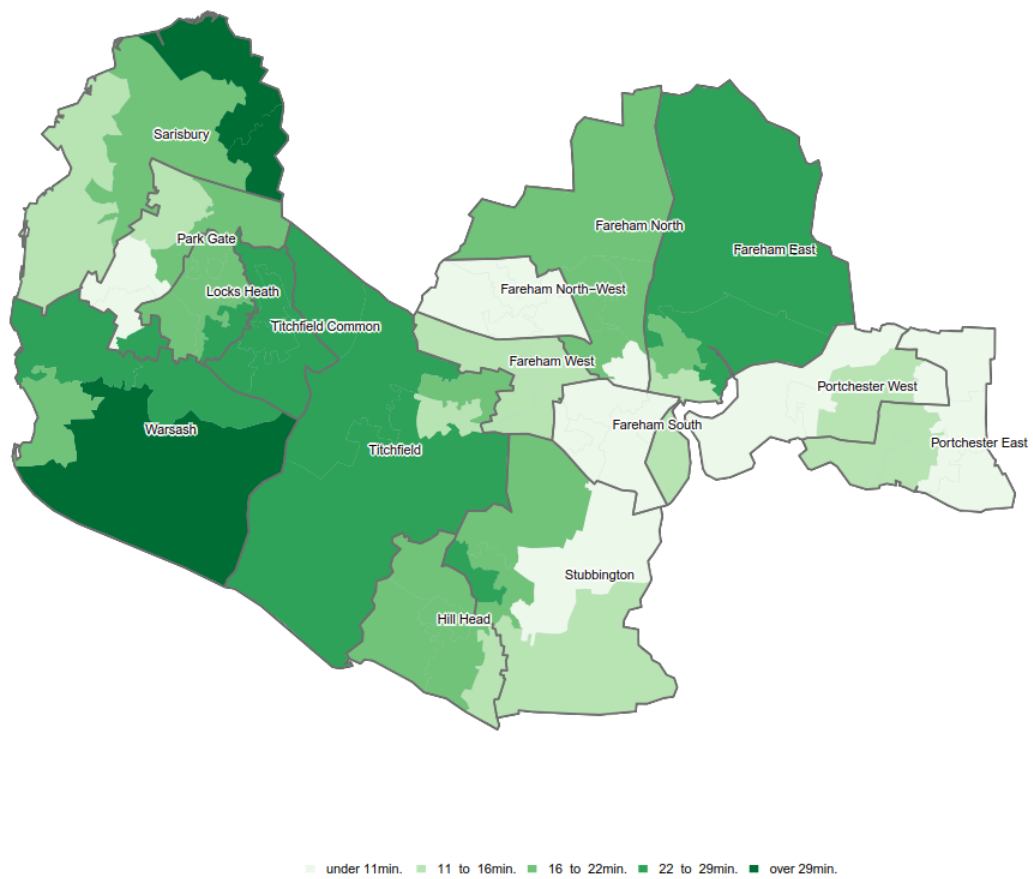


**Figure 1.8: Travel Time to Nearest Hospital by Cycle in 2012**

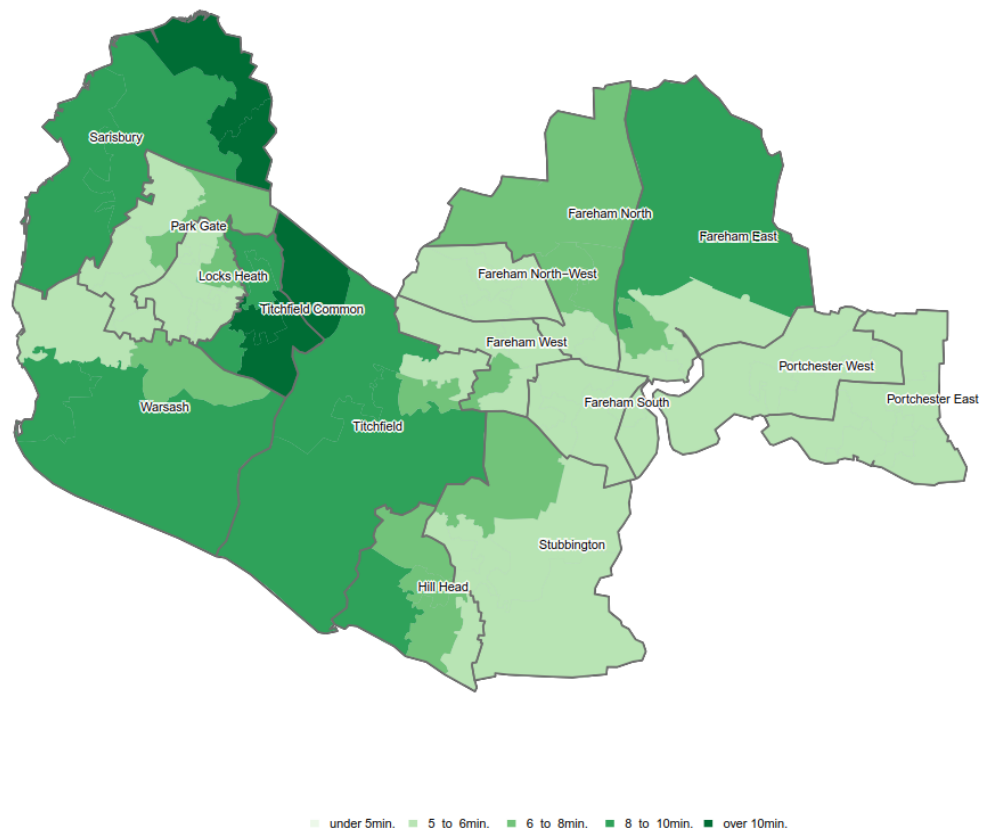


**Figure 1.9: Travel Time to Nearest Primary School by Public Transport/Walking in 2011**

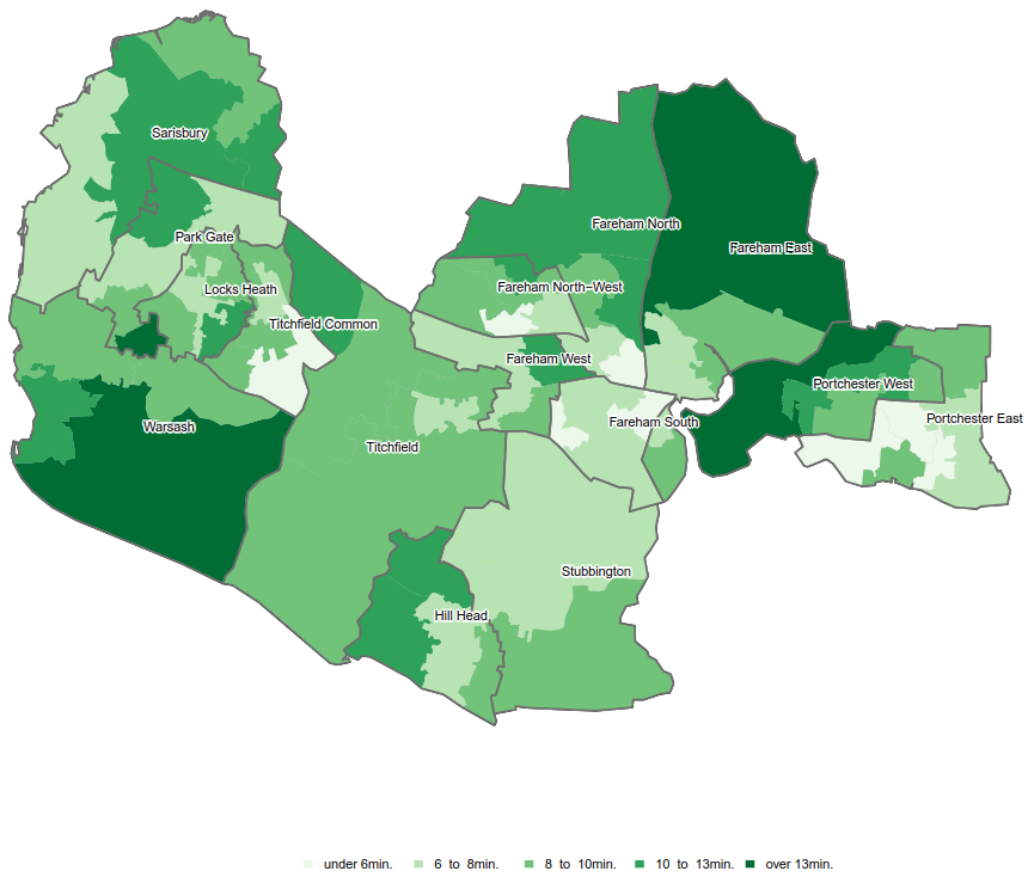




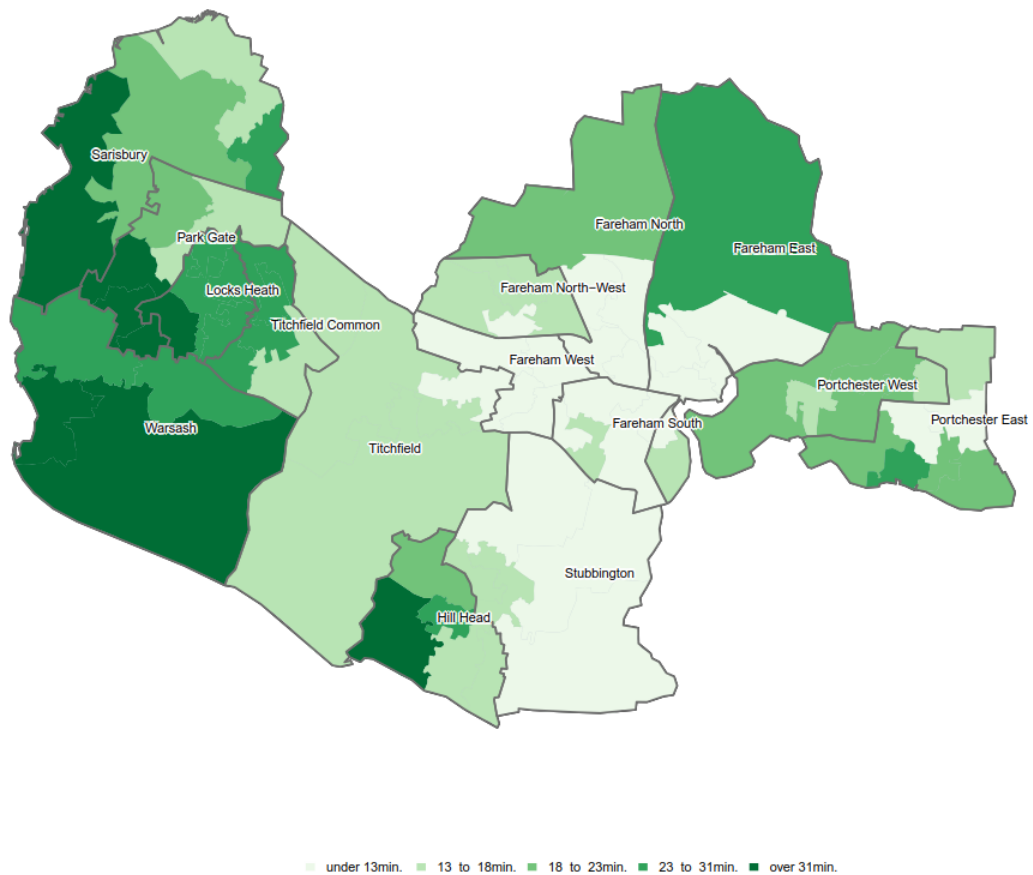
**Figure 1.10: Travel Time to Nearest Secondary School by Public Transport/Walking in 2011**



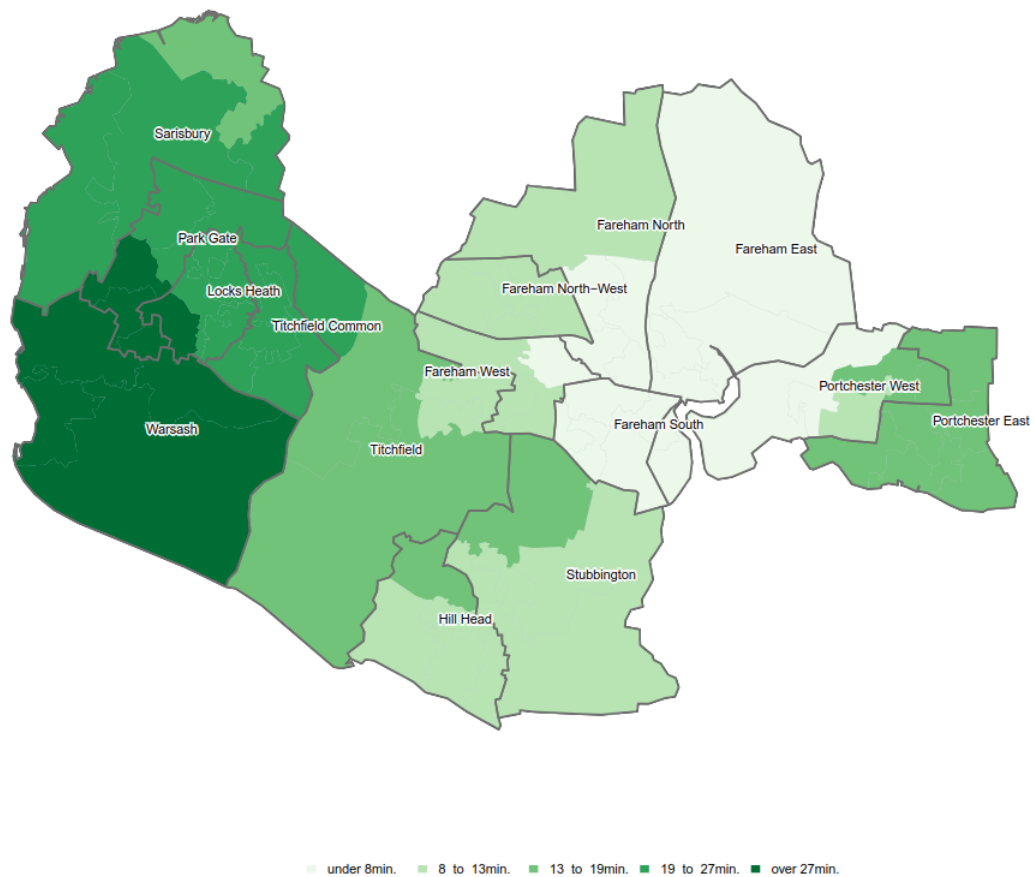
**Figure 1.11: Travel Time to Nearest Secondary School by Cycle in 2012**



**Figure 1.12: Travel Time to Nearest Foodstore by Public Transport/Walking in 2011**



**Figure 1.13: Travel Time to Nearest Town Centre by Public Transport/Walking in 2011**



**Figure 1.14: Travel Time to Nearest Town Centre by Cycle in 2012**

## 1.6 Likely Evolution of the Baseline in the Absence of the Local Plan

1.6.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to accessibility and transportation that may continue under such a scenario include:

- ▶ The implementation of the Hampshire Local Transport Plan will lead to improvements in sustainable transport infrastructure in the area. This will encourage the use of sustainable modes of transport, including public transport and walking and cycling opportunities.
- ▶ Traffic flows and congestion on the local and Strategic Road Network are likely to increase as the economic climate improves and South Hampshire’s population increases.
- ▶ However, increasing congestion will be offset to a degree by a range of planned transport improvements, the most significant of which include:
  - Changing junction 10 of the M27 to an ‘all-moves’ interchange which will provide direct access to the M27 from the planned new development at Welborne but will also help improve access to the M27 for Fareham residents south of the Motorway taking pressure of adjacent junctions 9 & 11;
  - Four new roundabouts on the A32 Wickham Road north of the M27 to provide access to Welborne, and a general increase in traffic flows in the vicinity of Welborne, both during construction and operation;

- Public transport, cycling and walking accessibility improvements in the vicinity of Welborne, and between Welborne and Fareham town centre;
- Extensions to the existing Bus Rapid Transit route from Gosport to Fareham town centre, onwards to Welborne and Portsmouth; and
- A new Stubbington By-pass to reduce congestion within Stubbington and improve access to the Gosport peninsular; see Figure 1.15.

## 1.7 Key Issues

1.7.1 Key issues for accessibility and transportation relevant to the Local Plan are:

- ▶ Many key roads and junctions in the wider area experience congestion and delay, particularly during peak periods. This also affects the quality of public transport provision.
- ▶ The scale of development proposed, together with anticipated growth in the demand for travel from existing communities within the sub-region, will place further demand on already stretched transport networks. Traffic management measures will be required to ensure that the existing network is used effectively.
- ▶ Development located close to the M27 motorway has the potential to encourage car use and increase congestion in the area. This could lead to poor air quality, increased noise pollution, health issues, poor quality of the public realm and increased greenhouse gas emissions.
- ▶ Existing bus services require improvement to meet the needs of future growth associated with new development allocations. This raises significant accessibility issues for those without access to a car.
- ▶ Local accessibility issues especially affect people who experience social exclusion, with linked issues related to personal security, cost, lack of easy-to-understand travel information and reliability of services.
- ▶ In keeping with Fareham's local cycling strategy and the HCC cycling strategy, cycle networks should be extended to respond to new development allocations.
- ▶ A new borough-wide transport assessment is currently being commissioned as part of the evidence base for the Local Plan, information from which will inform future assessment stages of the SA.

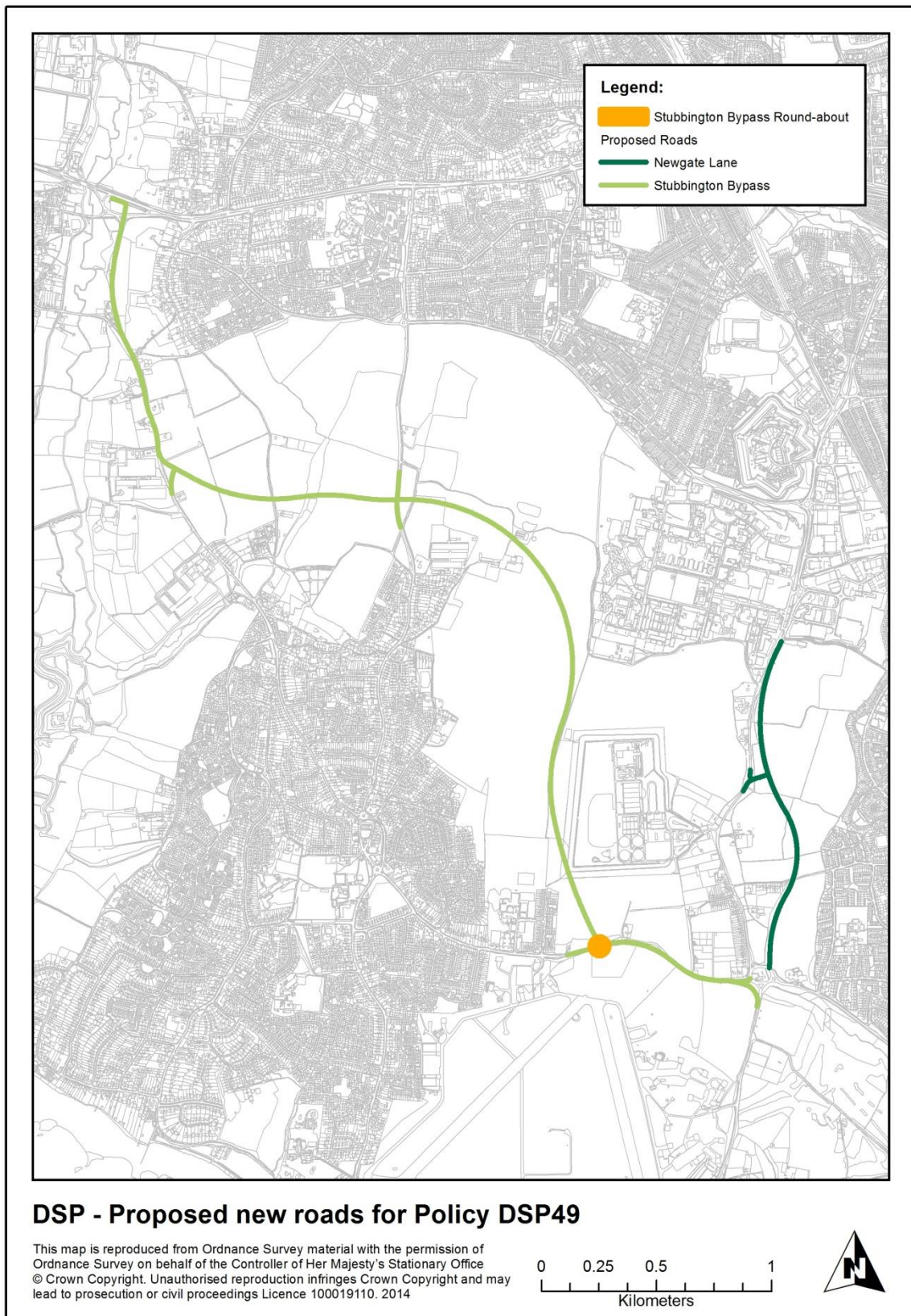


Figure 1.15: Proposed Route of Stubbington By-pass as shown on the Local Plan Policies Map<sup>12</sup>

<sup>12</sup> Fareham Borough Council (2015): Local Plan Policies Map. Accessed online [3/6/19] at:

[https://www.fareham.gov.uk/planning/local\\_plan/interactivepropmap.aspx](https://www.fareham.gov.uk/planning/local_plan/interactivepropmap.aspx)

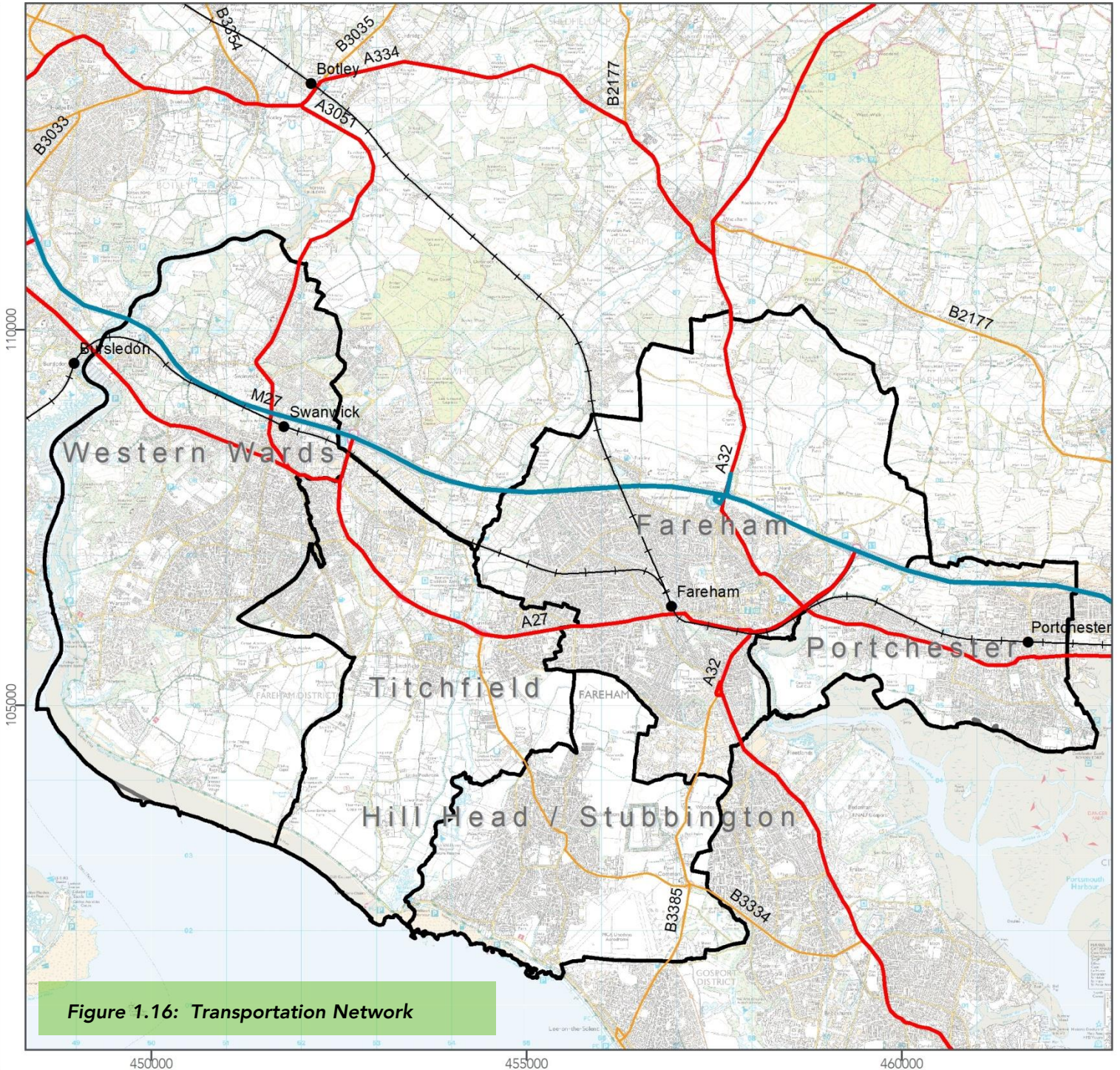
# Fareham Local Plan

- Railway Station
- +— Railway Line
- Motorway
- A Road
- B Road
- ▭ Spatial Planning Areas
- ▭ Borough



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 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Transport\_191212



**Figure 1.16: Transportation Network**

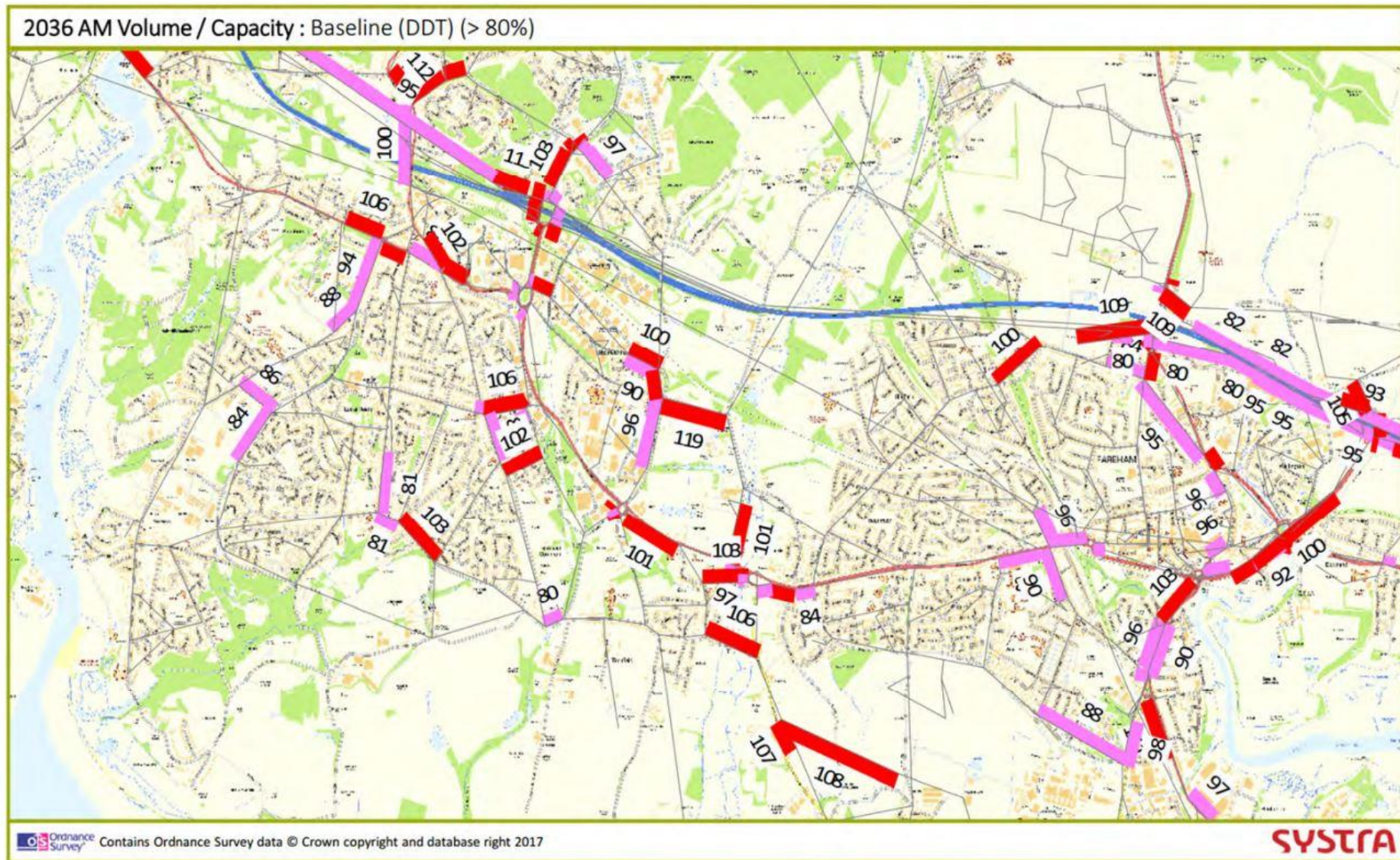


Figure 1.17: 2036 Baseline AM Peak Period (Source: Atkins, 2017)

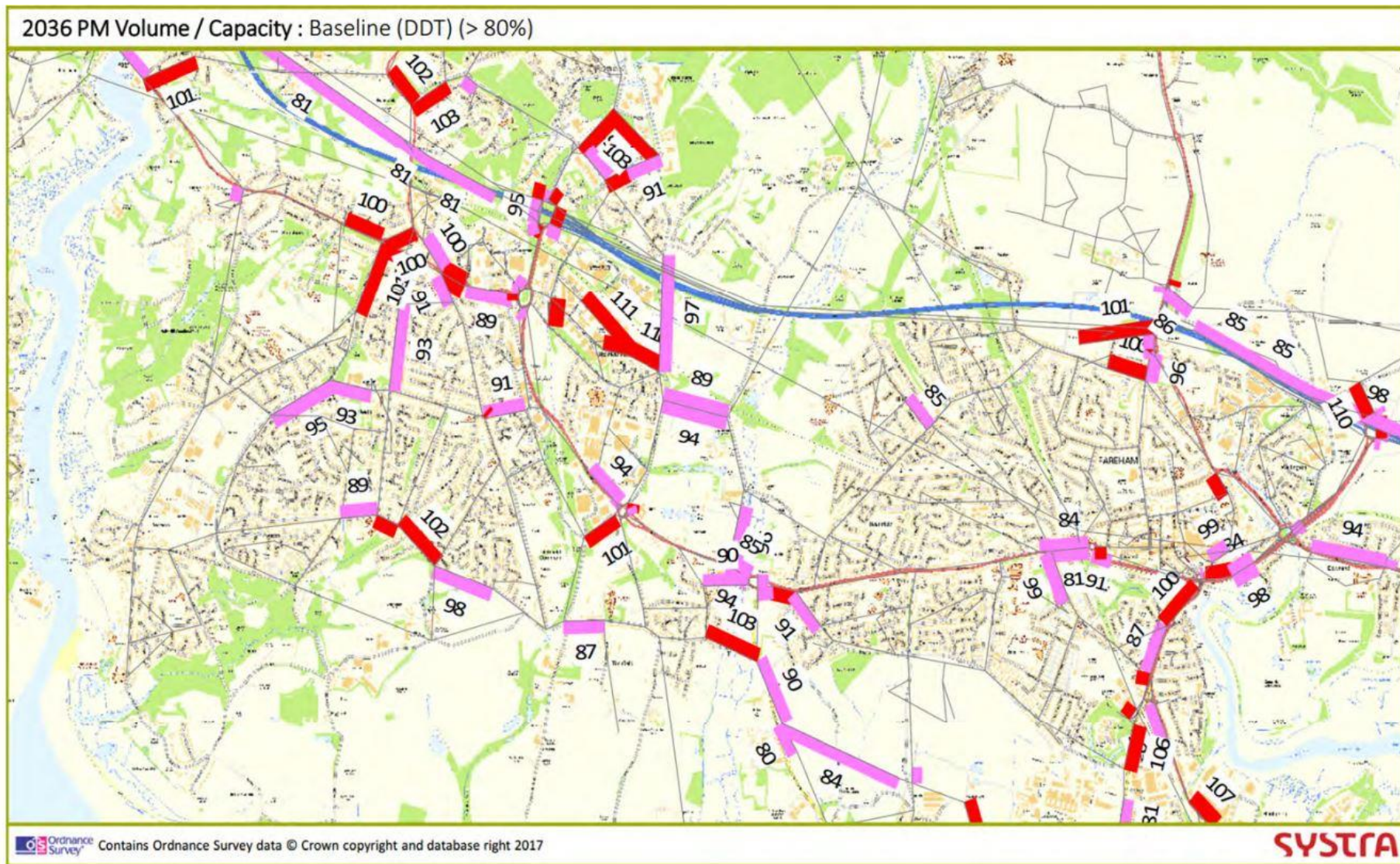


Figure 1.18: 2036 Baseline PM Peak Period (Source: Atkins, 2017)



## 2 Air Quality

### 2.1 Summary of Policy and Plan Review

- 2.1.1 A number of objectives have been established in relation to air quality at both the European and the UK level (emanating from the 1996 EC Air Quality Directive). This includes the setting of targets for reducing emissions of specific pollutants to minimise negative impacts on health and the environment. At the sub-regional and local level emphasis is placed on reducing emissions of nitrogen dioxide (NO<sub>2</sub>) from the transport sector.
- 2.1.2 The location and layout of development should be promoted in a way which supports modal shift, clean technologies and the provision of green infrastructure. Air pollution should be limited by identifying key sectors contributing to national emissions. Public transport, walking and cycling should be promoted as real alternatives to a car in order to limit the growth in pollution.

### 2.2 Air Pollution Sources

- 2.2.1 There are currently no Defra-funded Automatic Urban and Rural Network air monitoring locations within Fareham borough.
- 2.2.2 Air quality is generally good in the borough, however, there are still some concerns over NO<sub>2</sub> levels caused by road traffic and as such the two Air Quality Management Areas (AQMAs) remain in place (Figure 2.2).
- 2.2.3 The Council does not currently monitor for any other pollutant other than NO<sub>2</sub>. No other significant local transport sources have been identified since the previous Local Air Quality Management assessments. There have been no new or significantly altered sources of industrial, commercial or domestic emissions since the previous Local Air Quality Management assessments (Fareham Borough Council, 2014a).

### 2.3 Air Quality Hotspots

- 2.3.1 The Environment Act 1995 requires local authorities to periodically review and assess the local air quality against the air quality objectives contained in the Air Quality (England) Regulations 2000 (SI928, as amended). Objectives have been set for:
- ▶ Benzene;
  - ▶ 1,3-Butadiene;
  - ▶ Carbon monoxide (CO);
  - ▶ Lead (Pb);

- ▶ NO<sub>2</sub>;
  - ▶ Particulates (PM<sub>10</sub>); and
  - ▶ Sulphur dioxide (SO<sub>2</sub>).
- 2.3.2 In recognition of the fact that objectives for Benzene, 1,3-Butadiene, Carbon Monoxide, Sulphur Dioxide and Lead have been met for several years in the UK local authorities in England are no longer required to report on these pollutants unless local circumstances indicate otherwise.
- 2.3.3 Where air quality monitoring suggests that there is a risk of exceeding an air quality objective, a Detailed Assessment should be carried out to investigate whether the objective will be exceeded. If an objective will not be met, an AQMA is designated and action taken at a local level to ensure that air quality in the area improves.
- 2.3.4 The air quality in Fareham borough is generally good, with the main source of air pollution being road transport emissions (especially heavy goods vehicles), in particular from the M27 motorway, the A32 and the A27. Initial assessments of Fareham's air quality against a range of pollutants made in 1999 suggested that no AQMAs were required.
- 2.3.5 Following an Updating and Screening Assessment in 2003, which indicated that the level of air pollutants were within specified limits, an air quality progress report was submitted to DEFRA in May 2004. This report utilised results from an extended NO<sub>2</sub> survey in the borough using an increased number of monitoring sites. The report suggested that readings for NO<sub>2</sub> at some locations may exceed the National Air Quality Objective. Subsequently, after further monitoring, an AQMA was declared for NO<sub>2</sub> for a section of Gosport Road in Fareham in July 2006, and in December 2007 for Portland Street in Fareham. Both of these designations are due to emissions from transport. As part of the AQMA designation, continuous automated monitoring is being undertaken at these locations.
- 2.3.6 The 2015 Updating and Screening Assessment required the Council to undertake a Detailed Assessment of the air quality at Gosport Road (A32) to the north of the current Gosport Road AQMA, an area between the two existing AQMAs<sup>13</sup>. The assessment indicated an exceedance of the annual mean NO<sub>2</sub> objective at 26 receptor locations in this area, 19 of which were outside the AQMA boundaries. As a result of the Detailed Assessment the boundaries of both the Gosport Road AQMA and the Portland Street AQMA have therefore been extended, see Figure 2.2.
- 2.3.7 The latest air quality annual status report (2017)<sup>14</sup> for Fareham highlights that there were no exceedances of the annual mean Air Quality Strategy NO<sub>2</sub> objective in 2016, an improvement from 2015 where exceedances were measured at 5 sites. Across Fareham, the majority of sites experienced a reduction in NO<sub>2</sub> annual mean concentrations in 2016 compared to 2015. For

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<sup>13</sup> Fareham and Gosport Environmental Health Partnership (2016). Annual Status Report, January 2017. Bureau Veritas, [https://www.fareham.gov.uk/PDF/licencing\\_and\\_inspections/HCU-170130\\_FarehamAndGosport16.pdf](https://www.fareham.gov.uk/PDF/licencing_and_inspections/HCU-170130_FarehamAndGosport16.pdf). Accessed online [14/5/19]

<sup>14</sup> Fareham and Gosport Environmental Health Partnership (2017). Annual Status Report, August 2017, [https://www.fareham.gov.uk/PDF/licencing\\_and\\_inspections/AirQualityReport\\_FarehamAndGosport2017.pdf](https://www.fareham.gov.uk/PDF/licencing_and_inspections/AirQualityReport_FarehamAndGosport2017.pdf). Accessed online [14/5/19]

PM<sub>10</sub> there continue to be no exceedances of both the annual mean objective and the daily mean objective.

- 2.3.8 The council does not currently monitor PM<sub>2.5</sub> concentrations. The current 2016 background maps for Fareham (2013 based) show that all background concentrations of PM<sub>2.5</sub> within Fareham are far below the 2020 annual mean Air Quality Strategy objective for PM<sub>2.5</sub> of 25 µg/m<sup>3</sup>. The highest concentrations are predicted in an area of Swanwick around the junction of the M27 and A27 is located.

### ***PfSH Air Quality Impact Assessment***

- 2.3.9 In 2018 PfSH (formerly PUSH) commissioned an assessment of air quality impacts across the region to support the PfSH local planning authorities in their reviews of the spatial strategy for the area<sup>15</sup>. A sub-regional model was used to model predicted air quality impacts across the PfSH study area at a 3m by 3m resolution. Traffic growth within the study area was provided by the SRTM. In total, four traffic scenarios were modelled:
- ▶ 2014 Reference Case;
  - ▶ 2034 Baseline Scenario;
  - ▶ 2034 Do Minimum (DM) Scenario: includes forecast development within the sub-region; and
  - ▶ 2034 Do Something (DS) Scenario: includes forecast development within the sub-region and transport interventions aimed at mitigating impact of proposed developments on transport network.
- 2.3.10 For the 2014 reference case annual mean NO<sub>2</sub> concentrations exceeded the long-term objectives at the Gosport Road AQMA in Fareham and at several locations outside of the existing AQMAs where there is a risk of public exposure. For all three 2034 scenarios, the modelled annual mean concentration exceeded the long-term objective along the M27, however the annual mean concentration was predicted to be below the objective in all areas where the air quality objectives apply.
- 2.3.11 PM<sub>10</sub> modelled concentrations for all the 2014 Reference Case and the three 2034 scenarios only exceeded the long-term objective along the M27 and not in any areas where the air quality objectives apply. PM<sub>2.5</sub> concentrations exceeded the long-term objectives at the Gosport Road AQMA in Fareham in the 2014 Reference Case. As for PM<sub>10</sub>, for the three 2034 scenarios the long-term objectives were only exceeded along the M27 and not in any areas where the air quality objectives apply.

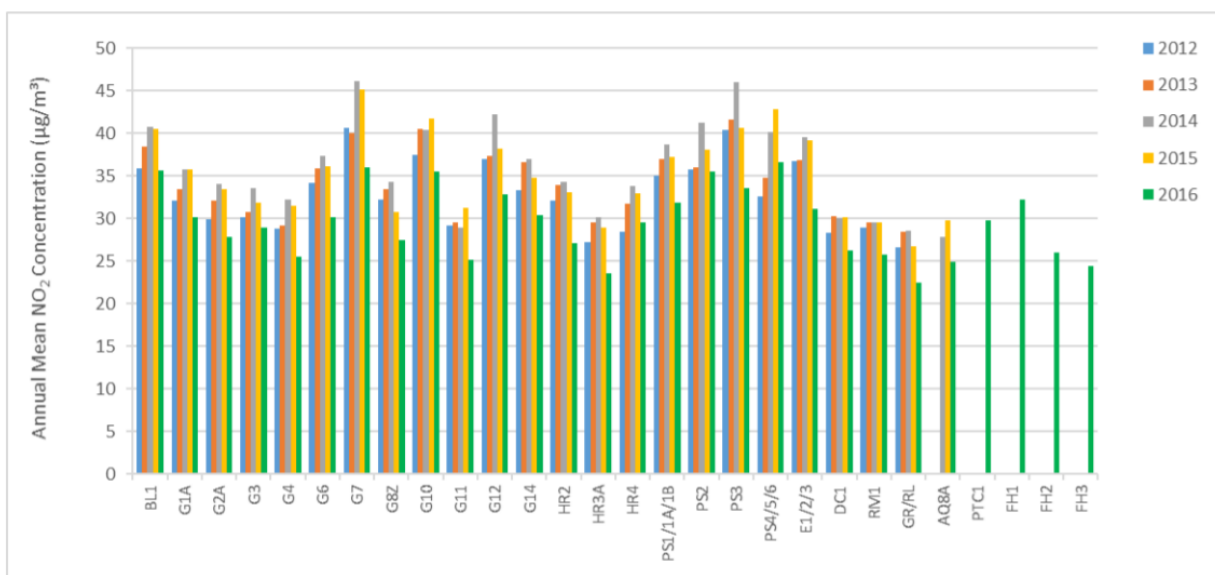
## **2.4 Air Quality Management**

- 2.4.1 Any changes in air quality which come about as a result of the Local Plan are likely to be closely linked to traffic flow through the borough. The location of allocations and their connections with the existing road network will therefore need to be carefully considered. This is particularly

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<sup>15</sup> *Ibid*

important, despite the fact that annual mean concentrations of NO<sub>2</sub> decreased in 2016 at non-automatic monitoring sites, as shown in Figure 2.1.



**Figure 2.1: Trends in Annual Mean Nitrogen Dioxide Concentrations Measured at Diffusion Tube Monitoring Sites (Source: Fareham Borough Council, 2017)**

## 2.5 Spatial Context

- 2.5.1 Air quality in Hampshire is generally good, with road transport again being the single largest source of air pollution in the county. Five of the 11 local authorities in Hampshire have declared AQMAs, as well as the unitary authorities of Southampton and Portsmouth. Eastleigh and Winchester have particularly high NO<sub>2</sub> levels, exceeding 55µg/m<sup>3</sup> at Southampton Road in Eastleigh<sup>16</sup>, and exceeding 50µg/m<sup>3</sup> at two sites in Winchester<sup>17</sup>.
- 2.5.2 Within Fareham borough, air quality differs significantly across the five Spatial Planning Areas. Both of the borough’s AQMAs are located within the Fareham Spatial Planning Area, whilst only Hill Head / Stubbington is unaffected by traffic along the M27 or A27.

## 2.6 Likely Evolution of the Baseline in the Absence of the Local Plan

- 2.6.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Traffic flow and congestion in and around the borough may increase as the economic climate improves and South Hampshire’s population increases. This could lead to worsening air quality due to pollutants associated with transport, particularly within the Fareham Spatial Planning Area and areas adjacent to the M27 and A27, although

<sup>16</sup> Eastleigh Borough Council (2019): Air Quality Monitoring Data. Accessed online [3/6/19] at: <https://www.eastleigh.gov.uk/environmental-health/pollution/air-quality/air-quality-monitoring>

<sup>17</sup> Winchester City Council (2018): Air Quality Report 2018 (ASR). Accessed online [3/6/19] at: <https://www.winchester.gov.uk/environment/air-quality/historical-air-quality-reports-for-government>

could be offset to an extent by planned transportation infrastructure improvements (see section 1.6).

2.6.2 Fareham Borough Council previously identified the following local developments which may impact on air quality in the local authority area in the future, and which will be taken into consideration in future Local Air Quality Management reports:

- ▶ Industrial and commercial development at the Solent Enterprise Zone at Daedalus airfield; and
- ▶ The planned residential, commercial and industrial development north of Fareham at Welborne.

## **2.7 Key Issues**

2.7.1 Key issues for air quality relevant to the Local Plan are:

- ▶ Increased traffic flows generated by the site allocations could add to overall emissions and pollutants associated with transport, leading to worsening air quality across the borough, particularly in areas already susceptible to traffic congestion.
- ▶ Increases in traffic flows may also undermine efforts to improve air quality in the existing AQMAs in the borough, at Gosport Road and Portland Street.

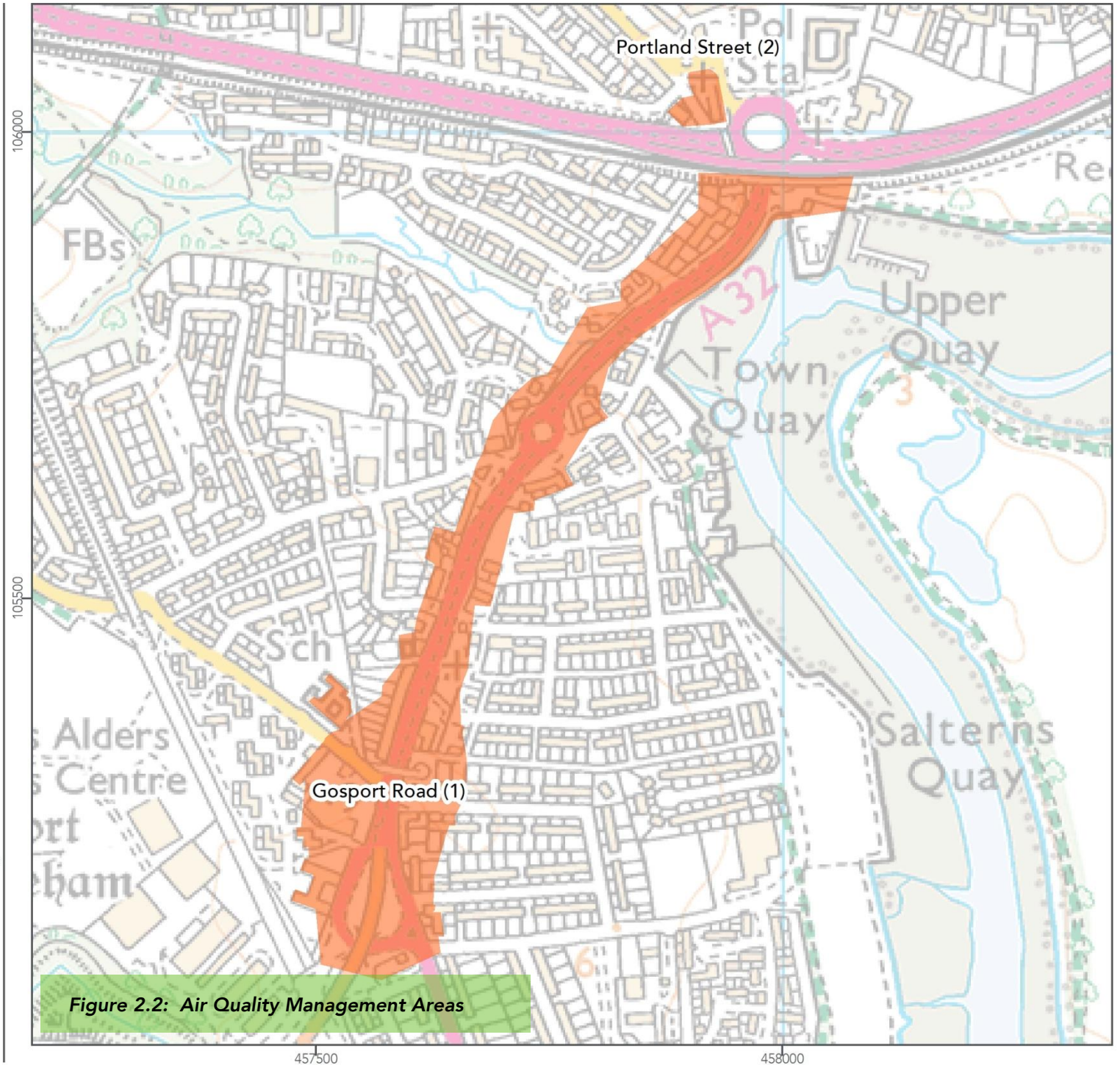
# Fareham Local Plan

 AQMA



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Drawing number:  
UE-0192\_AQMA\_191204



**Figure 2.2: Air Quality Management Areas**

## 3 Biodiversity and Geodiversity

### 3.1 Summary of Policy and Plan Review

- 3.1.1 The objectives of policies and plans at all levels focus on the conservation of biological diversity (including a reduction in the current rate of biodiversity loss), and the protection and monitoring of endangered and vulnerable species and habitats. PPPs also emphasise the ecological importance of geodiversity. The integration of biodiversity considerations into all environmental and socio-economic planning is strongly advocated.
- 3.1.2 The Natural Environment White Paper<sup>18</sup> has a close focus on promoting high quality natural environments, expanding multifunctional green infrastructure networks and initiating landscape scale action to support ecological networks. The White Paper specifically seeks to: protect core areas of high nature conservation value; promote corridors and 'stepping stones' to enable species to move between key areas; and initiate Nature Improvement Areas, where ecological functions and wildlife can be restored. The White Paper is supported by the Biodiversity Strategy for England<sup>19</sup>. This seeks to halt overall biodiversity loss, support healthy, well-functioning ecosystems and establish coherent ecological networks with more and better places for nature for the benefit of wildlife and people.
- 3.1.3 Development which supports the borough's biodiversity and geodiversity resources should be promoted, especially where it improves the resilience of regional ecological networks. Green infrastructure and biodiverse design and layout should be encouraged. Opportunities to promote species conservation should be explored and promoted. Natural systems should be supported and the role of site allocations should be considered in facilitating people and communities to access and enjoy the natural environment.
- 3.1.4 The importance of the ecosystem service concept and the benefits of improved biodiversity infrastructure for climate change adaptation should be recognised. Sub-regional ecological networks can be promoted through facilitating the provision of green infrastructure, enhancements to habitats, promoting connections between biodiversity sites and facilitating the right conditions for native species. Increasing the biodiversity value of built up areas should be promoted through an expansion of a multifunctional green infrastructure network.

### 3.2 Habitats

- 3.2.1 The biodiversity of Fareham borough is represented by a diverse range of habitats which in turn support a variety of protected and priority species. Volume 2 of the Biodiversity Action Plan

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<sup>18</sup> Defra (2011): The Natural Choice: securing the value of nature. Accessed online [at 26/11/19] at:

<https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature>

<sup>19</sup> Defra (2011): Biodiversity 2020: A strategy for England's wildlife and ecosystem services. Accessed online [at 26/11/19] at:

<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>

(BAP) for Hampshire<sup>20</sup> sets out action plans for 22 key habitats and 43 priority species, together with three grouped action plans for a further 25 of the 493 priority species within the county. Work to implement the Hampshire BAP is monitored and reported through the State of Hampshire’s Biodiversity report and three-yearly corporate actions /plans for biodiversity, the latest of which covered the period 2008 to 2011.

3.2.2 Alongside the county-wide BAP, the Fareham Local Biodiversity Action Plan<sup>21</sup> sets out which Hampshire BAP priority habitats and species are present in the borough and additionally identifies habitats and species which are important in a Fareham borough context. It includes a five year action plan with targets and indicators of progress. Priority habitats highlighted by the LBAP are listed in Table 3.1.

**Table 3.1: Fareham Local Biodiversity Action Plan Priority Habitats (Source: FBC, 2008)**

Fareham LBAP Priority Habitats	
Ancient semi-natural woodland	Shingle
Plantations on ancient woodland sites	Maritime Cliffs
Secondary woodland	Ponds
Scrub	Grazing Marsh
Hedgerows	Reedbeds
Unimproved neutral grasslands	Rivers & Chalk Streams
Unimproved calcareous grasslands	The Titchfield Canal
Arable land	Estuaries
Heathland	Amenity Grassland
Intertidal Mudflats	Parks, Gardens and Allotments
Saltmarsh	Open Mosaic Habitats on Previously Developed Land

3.2.3 Fareham Borough Council provided updated GIS data from the Hampshire Biodiversity Information Centre (HBIC) (HBIC, 2018) for the currently known extent and distribution of priority habitats in and around the borough, as shown in Figure 3.1 and Figure 3.2. Table 3.2 lists these habitats by type and quantity within the borough.

**Table 3.2: Priority Habitats in Fareham Borough (Source: HBIC, 2018)**

Type	Ha	Type	Ha
Coastal and Floodplain Grazing Marsh	351.70	Lowland Meadows	22.56
Coastal Saltmarsh	30.71	Lowland Mixed Deciduous Woodland	468.38
Coastal Sand Dunes	0.0015	Maritime Cliff and Slopes	1.45

<sup>20</sup> Hampshire Biodiversity Partnership (2000): Biodiversity Action Plan for Hampshire, Volume Two. Accessed online [26/11/19] at: <http://www.hampshirebiodiversity.org.uk/vol-two.html>

<sup>21</sup> FBC (2008): Fareham Local Biodiversity Action Plan. Accessed online [26/11/19] at: <https://www.fareham.gov.uk/planning/conservation/biodiversity.aspx>



Type	Ha	Type	Ha
Coastal Vegetated Shingle	12.93	Purple Moor Grass and Rush Pastures	4.21
Eutrophic Standing Waters	1.10	Reedbeds	49.26
Hedgerows	0.10	Saline Lagoons	1.24
Intertidal mudflats	311.60	Traditional Orchards	0.15
Lowland Calcareous Grassland	16.21	Wet Woodland	54.98
Lowland Dry Acid Grassland	6.28	Wood-Pasture and Parkland	22.12
Lowland Heathland	2.08		

### 3.3 Species

- 3.3.1 Reflecting the habitats present, Fareham borough contains a wide range of priority species. Of the 493 priority species listed in the Hampshire BAP, 50 species which are representative of the various habitat types present are regularly reported on to gain an overall assessment of change in priority species status in a regular and consistent way. Based on reporting between 2000 and 2010, the Hampshire Biodiversity Information Centre has compiled a list of priority species which are present in the various local authority areas in Hampshire. This is accompanied by an assessment of whether their status changed between 1995 and 2011, i.e. whether numbers of each species are increasing, stable, declining, fluctuating or lost. Table 3.3 sets out the priority species known to occur in Fareham borough and their trend status between 1995 and 2011.
- 3.3.2 Under the Natural Environment and Rural Communities Act 2006, the Council has a duty promote the conservation of habitats and species of principal importance in England. A 'section 41' list of these habitats and species is maintained by the Secretary of State. The list includes all UK priority habitats and species occurring in England, plus hen harrier (*Circus cyaneus*)<sup>23</sup>.

**Table 3.3: Monitored Priority Species' Population Trends, 1999-2011 (Source: HBIC, 2017)**

Scientific name	Common name	1995-2005	2000-2010	2001-2011	2002-2012	2007-2017
<i>Triturus cristatus</i>	Great crested newt	Decline	Decline **	[Decline **]	Decline **	Decline**
<i>Bombus humilis</i>	Brown-banded carder bee	Unknown	[Increase]	[Increase]	[Increase]	[Stable]
<i>Lucanus cervus</i>	Stag beetle	Stable	[Stable]	[Stable]	[Stable]	[Stable]

<sup>23</sup> Natural England: Habitats and species of principal importance in England. Accessed online [14/5/19] at: <http://webarchive.nationalarchives.gov.uk/20140605090108/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Scientific name	Common name	1995-2005	2000-2010	2001-2011	2002-2012	2007-2017
<i>Alauda arvensis</i>	S skylark	Decline*	Stable	Stable	Decline	Decline
<i>Branta bernicla bernicla</i>	Dark-bellied Brent goose	Decline*	Decline	Decline	Stable	Stable
<i>Caprimulgus europaeus</i>	Nightjar	Increase	Stable	Stable	Stable	Stable
<i>Lullula arborea</i>	Woodlark	Increase	Stable	Increase	Stable	Stable
<i>Luscinia megarhynchos</i>	Nightingale	Decline?	Decline	Decline	Decline	Decline
<i>Miliaria calandra</i>	Corn bunting	Decline**	Decline	Decline	Decline	Decline
<i>Pyrrhula pyrrhula</i>	Bullfinch	Stable	Stable	Stable	Decline	Stable
<i>Streptopelia turtur</i>	Turtle dove	Decline**	Decline	Decline	Decline	Decline
<i>Sylvia undata</i>	Dartford warbler	Increase	Decline	Decline	Increase	Increase <sup>3</sup>
<i>Tringa totanus</i>	Redshank	Decline**	Decline	Stable	Decline	Decline
<i>Vanellus vanellus</i>	Lapwing	Stable	Decline	Decline	Decline	Decline
<i>Argynnis paphia</i>	Silver-washed fritillary	Stable	Increase	[Stable]	[Increase]	Increase
<i>Cupido minimus</i>	Small blue	Decline*	Decline *	Decline *	[Decline*]	Fluctuating
<i>Lysandra coridon</i>	Chalkhill blue	Fluctuating	Fluctuating	Fluctuating	[Stable]	Fluctuating
<i>Chamaemelum nobile</i>	Chamomile	Stable	[Stable]	Stable	Stable	Decline*
<i>Orchis morio</i>	Green-winged orchid	Decline*	[Decline]	Decline	Decline	Decline*
<i>Thesium humifusum</i>	Bastard toadflax	Stable	[Stable]	Stable	Stable	Decline**
<i>Zostera marina</i>	Eelgrass	Unknown	Stable	[Stable]	[Stable]	Stable
<i>Arvicola amphibius</i>	Water vole	Stable	Stable	Stable	[Stable]	Stable
<i>Eptesicus serotinus</i>	Serotine bat	Decline**	[Decline]	Stable	Stable	Decline?
<i>Lepus</i>	Brown hare	Stable	Stable	Stable	[Stable]	Stable

Scientific name	Common name	1995-2005	2000-2010	2001-2011	2002-2012	2007-2017
<i>europaeus</i>						
<i>Muscardinus avellanarius</i>	Dormouse	Stable	Stable	Stable	[Stable]	Decline*
<i>Apoda limacodes</i>	Festoon	Increase	[Stable]	Stable	Stable	Increase
<i>Hypena rostralis</i>	Buttoned snout	Increase	[Stable]	Stable	Stable	Increase

\* Decline slowing; \*\* Decline continuing and accelerating; [Square brackets] indicate an assessment by HBIC

3.3.3 Other pertinent legislation affording various levels of protection to species includes; The Conservation of Habitats and Species Regulations 2010 (as amended; ‘the Habitats Regulations’), Wildlife and Countryside Act 1981 (as amended; WCA), Countryside and Rights of Way Act 2000 (CRoW), Protection of Badgers Act 1992, Convention on the Conservation of European Wildlife and Natural Habitats 1979 (Bern Convention) and Wild Mammals Act 1996. Desk studies and field surveys will be required to ascertain the presence of protected/priority species within an appropriate geographical range of development site allocations.

3.3.4 It should be noted that arable land of relatively low intrinsic ecological value can have the potential to support notable species. An example of this is the dark-bellied Brent goose (*Branta bernicla bernicla*), a qualifying feature on the citation for Portsmouth Harbour SPA/Ramsar (see below) and a priority species in Hampshire and Fareham. During the winter months Brent goose relies on amenity grassland and arable land as a high-tide food resource, with such sites having a role to play in supporting Brent goose numbers particularly during cold winters, or in years when their numbers are especially high. The Solent Wader and Brent Goose Strategy<sup>24</sup> contains information on important sites used by Brent goose and waders, as well as a suggested policy response. Sites within Fareham borough listed within the strategy as “Core Areas”, “Primary Supper Areas”, “Secondary Support Areas” and “Low Use Areas” are shown on Figure 3.3 and Figure 3.4.

### 3.4 Nature Improvement Areas and Biodiversity Opportunity Areas

3.4.1 There are no Nature Improvement Areas (NIA) within the borough, the closest being the South Downs Way Ahead NIA approximately 10.5km to the north. However, there are six Biodiversity Opportunity Areas (BOA) partially within the borough; see Figure 3.5. Biodiversity Opportunity Areas are a non-statutory initiative established at the south-east regional level in 2009 and represent priority areas of great opportunity for the restoration and creation of priority habitats. BOAs do not include all the priority habitats in a region, but contain concentrations of wildlife habitat. Targeting nature conservation action towards BOAs is intended to result in a landscape scale approach to conservation. The statements for Forest of Bere, Portsdown Hill,

<sup>24</sup> Whitfield (2019): Solent Waders and Brent Goose Strategy 2019 Interim Project Report: Year One. Hampshire and Isle of Wight Wildlife Trust. Curdridge.

Portsmouth Harbour, Meon Valley, The Solent, and Hamble Valley BOAs are summarised in Table 3.4<sup>25</sup>.

**Table 3.4: Biodiversity Opportunity Area Statements**

<b>Biodiversity Opportunity Area Statements</b>
<b>Forest of Bere BOA</b>
<p><u>Landscape Character Area:</u> South Hampshire Lowland and Heath, Avon, Test, Itchen and Meon Valleys</p> <p><u>Landscape Type:</u> Settled Lowland Mosaic Ancient Forest / Major River Valleys</p> <p><u>Geology:</u> Predominantly Clay, Silt and Sand and Sand bedrock with Clay, Silt, Sand and Gravel river terrace deposits in the valleys.</p> <p><u>Biodiversity:</u> The core area of the Forest of Bere is centred around the Southwick Estate and includes the present Forest of Bere Site of Importance for Nature Conservation (SINC), West Walk SINC, and Bishops' Inclosure SINC on the western boundary of the BOA, owned by the Bishop of Winchester in medieval times. This area contains high concentrations of ancient woodlands, wooded common, wood pasture, unimproved grassland and relic heath and is of particular importance for its small-leaved lime woods.</p> <p><u>Targets &amp; Opportunities:</u> Lowland Heath; Lowland Dry Acid Grassland; Lowland Mixed Deciduous Woodland; Wet Woodland; Lowland Meadow</p>
<b>Portsdown Hill</b>
<p><u>Landscape Character Area:</u> South Hampshire Lowland and Heath</p> <p><u>Landscape Type:</u> Open Downland</p> <p><u>Geology:</u> Chalk bedrock with no notable superficial deposits.</p> <p><u>Biodiversity:</u> Portsdown Hill is an isolated east-west chalk anticline with a long south-facing escarpment. Despite only limited grazing and extensive disturbance, these slopes still support a rich chalk grassland flora and a rich and diverse insect fauna. The BOA extends this area to include other relic fragments of species-rich chalk grassland (SINCs) and areas of high suitability for restoration to chalk grassland.</p> <p><u>Targets &amp; Opportunities:</u> Lowland Calcareous Grassland</p>
<b>Portsmouth Harbour</b>
<p><u>Landscape Character Area:</u> South Hampshire Coast</p> <p><u>Landscape Type:</u> Harbours / Settled Coast Plain</p> <p><u>Geology:</u> The bedrock is predominantly chalk in the northern half, with Sand and Clay, Silt and Sand in the southern half. There are deposits of Clay, Silt, Sand and Gravel in northern and central regions, Sand and Gravel to the south-west and north-east, and Sand, Silt and Clay to the north and eastern fringes.</p> <p><u>Biodiversity:</u> This area is centred on Portsmouth Harbour SSSI which is the westernmost of the three extensive and connected tidal basins - Portsmouth, Langstone and Chichester Harbours. The intertidal area of Portsmouth Harbour includes 776ha of mudflats &amp; eelgrass beds and about 173ha of cordgrass Spartina marshes. The BOA has been extended to include further coastal habitats (many SINCs) along the perimeter of the harbour where opportunities exist to enhance and expand certain habitats.</p> <p><u>Targets &amp; Opportunities:</u> Coastal Grazing Marsh; Coastal Salt Marsh; Purple Moor Grass and Rush</p>

<sup>25</sup> Hampshire Biodiversity Partnership: Biodiversity Opportunity Areas. Accessed online [10/7/19] at:

<http://documents.hants.gov.uk/biodiversity/BOAStatements.pdf>

## Biodiversity Opportunity Area Statements

Pastures

### **Meon Valley**

Landscape Character Area: Avon, Test, Itchen and Meon Valleys / South Hampshire Downs

Landscape Type: Major River Valleys

Geology: Chalk bedrock occurs in the north-western half of the area, the south-eastern half made up of Clay Silt and Sand, Sand Silt and Clay, and Sand bedrock. Deposits of Clay, Silt, Sand and Gravel run through the river valley, with Gravel, Silt and Sand deposits occurring in some central and northern areas.

Biodiversity: The River Meon arises on the chalk and supports a classic chalk stream flora. From its source south of the village of East Meon the River Meon forms a narrow, visually enclosed valley with only one principal water course and few meanders. Whilst much of the upper floodplain has been agriculturally improved there are a few fragmentary areas of ecological value, particularly at the lower end where there are several unimproved wet SINC meadows between Titchfield and Fareham. Titchfield Haven SSSI lies at the southern end of the river and comprises freshwater marsh with reedbeds, unimproved wet meadow and fen.

Targets & Opportunities: Purple Moor Grass and Rush Pastures; Wet Woodland; Lowland Meadow; Reedbed; Lowland Fen

### **The Solent**

Landscape Character Area: South Hampshire Coast

Landscape Type: Major Estuary and Solent / Settled Coastal Plain / Major River Valleys

Geology: A bedrock of Sand, Silt and Clay with just Clay to the north-west of the area. Clay and Silt and Clay, Silt, Sand and Gravel deposits run along the length of the coastal edges with Sand and Gravel river terrace deposits found further inland. Gravel deposits are found at the south-eastern end of the area and Peat occurs in the Alver valley.

Biodiversity: This area extends along the eastern shore of Southampton Water from Lee-on-the-Solent to the mid-Itchen estuary and includes the lower estuary of the River Hamble. The area comprises extensive intertidal muds with a littoral fringe of vegetated shingle, saltmarsh, reedbed, marshy grasslands, soft rock cliffs and deciduous woodland. The site is an integral part of Southampton Water which is of international importance for over-wintering dark-bellied Brent geese, and of national importance for three species of wildfowl (great-crested grebe, teal and wigeon) and five species of wader (black-tailed godwit, dunlin, grey plover, ringed plover, redshank). The area also supports an outstanding assemblage of nationally scarce coastal plants. In addition, the cliffs at Brownwich and the foreshore at Lee-on-The Solent are of national geological importance. SSSIs include the Lee on Solent to Itchen Estuary, which includes Hamble Common, a mosaic of acidic grassland and wet heath, with neighbouring SINC supporting species-rich grassland, secondary woodland with relic heath, also grazing marsh and a reed-fringed freshwater fleet at Hook Lake and ancient deciduous woodland extending inland along a former tidal re-entrant. Vegetated shingle, a nationally restricted habitat, is found fronting the reed bed at Hook Spit. Other SSSIs include Titchfield Haven which was formerly the estuary of the River Meon, and comprises an extensive freshwater marsh, supporting large reed beds, wet, unimproved meadows, pools and patches of fen. The area is important for surface-feeding ducks and possesses a rich wetland breeding bird community. Browndown Common SSSI, the Wild Grounds SSSI, other SINC in the Alver Valley floodplain and at Gilkicker Point SINC are included, and include important areas of vegetated shingle/grass heath, acid oak woodland, wet woodland, swamp & reed beds and brackish grassland. Areas of less interesting vegetation are included where they are known to support over wintering Brent geese and other waders or are of high potential for re-creation of semi-

### Biodiversity Opportunity Area Statements

natural coastal habitats.

Targets & Opportunities: Coastal Grazing Marsh and Coastal Salt Marsh

#### Hamble Valley

Landscape Character Area: South Hampshire Lowland and Heath / South Hampshire Coast / Avon, Test, Itchen and Meon Valleys

Landscape Type: Settled Lowland Mosaic Ancient Forest / Major River Valleys / Settled Coastal Plain

Geology: The bedrock for the area consists of Clay Silt and Sand in the south and north with Sand scattered throughout the area. There is Chalk bedrock at the far north-eastern and eastern fringes. Deposits of Silt and Clay, Sand Silt and Gravel and Clay run through the river valley.

Biodiversity: This area comprises the Upper Hamble Estuary and Woods SSSI, the Hamble river valley, its main tributaries and headwaters which extend to the Moors SSSI at Bishop's Waltham to the north and Botley Wood SSSI to the east. The upper section of the Hamble estuary supports a narrow zone of mudflats, saltmarsh, reedswamp and ancient semi-natural woodland. Twelve types of ancient broad-leaved woodland occur within the Upper Hamble SSSI. Of particular interest is the transition between zones of pedunculate oak/birch/hazel through sessile oak/birch/hazel to sessile oak/birch in response to changes from heavy London Clay soils to light, well-drained valley sands and gravels, and the gradation from ancient semi-natural woodland to estuarine saltmarsh. The Hamble woodlands are also notable for their stands of small-leaved lime. A number of small unimproved neutral/wet grassland SINCS occur further along the river valley & its tributaries, including complexes at Calcott Farm and Ford Lake. Unimproved wet meadows, draining into a central pool with associated mature alder can be found in the headwaters of a tributary of the River Hamble at the Moors SSSI which lies near the junction of the Chalk and Reading Beds. The meadows are fed by a series of springs which may yield water of differing base status since the vegetation exhibits both acid and basic elements. Another tributary of the Hamble drains from a dense concentration of ancient semi-natural & replanted woodland SINCS at Biddenfield, arising further along at Shedfield Common, an area of relic heath, valley mire and species rich grassland. A third tributary drains from Botley Wood SSSI though an area of species-rich rushy pasture & wet woodland SINCS at North Whiteley. Botley Wood SSSI itself comprises a large tract of ancient semi-natural and replanted woodland in a poorly-drained low-lying hollow. Despite the coniferisation it is of exceptional importance for its rich insect populations which depend upon the woodland clearings, broad herb-rich rides and relict stands of semi-natural deciduous woodland. Where undisturbed, the semi-natural woodland cover consists largely of hazel coppice with oak/alder standards on the drier, acidic soils, grading to damp alder woodland on the poorly-drained clay. The alder is mostly grown from old coppice and supports a lush, species-rich ground flora. The ride vegetation is very varied and supports abundant herbs, sedges and rushes.

Targets & Opportunities: Wet Woodland; Lowland Meadow; Lowland Mixed Deciduous Woodland; Purple Moor Grass and Rush Pastures

### 3.5 Nature Conservation Designations

- 3.5.1 There are a number of internationally, nationally and locally designated nature conservation sites within and near to Fareham borough. European sites provide ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the European Union. These sites consist of Special Areas of Conservation (SACs, designated under *European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora* ('the Habitats Directive')) and Special Protection Areas

(SPAs, designated under *European Council Directive 2009/147/EC on the conservation of wild birds* ('the Birds Directive')). Meanwhile, the National Planning Policy Framework (DCLG, 2019) and Circular 06/05 (ODPM, 2005b) require that Ramsar sites (UNESCO, 1971) and potential SPAs and possible SACs are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.

3.5.2 The following European and Ramsar sites are within relatively accessible distance from the borough, the locations of which are shown on Figure 3.6 could potentially be affected as a result of development due to their specific environmental sensitivities. Collectively these sites protect some of Europe's best examples of calcareous grassland, deciduous woodland, heathland, bog, chalk river, estuarine and coastal habitats, supporting a rich assemblage of invertebrate, fish, amphibian, breeding and overwintering bird, and mammal species. A separate Habitats Regulations Assessment for the Local Plan will investigate the potential for adverse effects on European and Ramsar sites.

- ▶ Butser Hill (SAC)
- ▶ Emer Bog (SAC)
- ▶ River Itchen (SAC)
- ▶ Solent and Isle of Wight Lagoons (SAC)
- ▶ Solent Maritime (SAC)
- ▶ The New Forest (SAC)
- ▶ Chichester and Langstone Harbours (SPA)
- ▶ Portsmouth Harbour (SPA)
- ▶ Solent and Dorset Coast potential SPA (pSPA)
- ▶ Solent and Southampton Water (SPA)
- ▶ The New Forest (SPA)
- ▶ Chichester and Langstone Harbours (Ramsar)
- ▶ Portsmouth Harbour (Ramsar)
- ▶ Solent and Southampton Water (Ramsar)
- ▶ The New Forest (Ramsar)

3.5.3 Fareham borough contains a number of nationally designated nature conservation sites, and there are six Sites of Special Scientific Interest in the borough, covering over 500ha. Two of these SSSIs have also been designated for the geological interest. Geological SSSIs are discussed in more detail below. The SSSIs in the borough are presented in Table 3.5 and represented in Figure 3.7.

3.5.4 Additionally, the Botley Wood and Everett's and Mushes Copses SSSI is located approximately 2km north of Fareham borough, within Winchester district. Within Hampshire as a whole, more

than 91% of SSSIs are in favourable or unfavourable-recovering condition<sup>26</sup>. The condition of SSSI units in Fareham is shown on Figure 3.8.

- 3.5.5 Natural England encourages local authorities to formally designate appropriate sites as Local Nature Reserves under Section 21 of the National Parks and Access to the Countryside Act 1949. A Local Nature Reserve (LNR) designation demonstrates a commitment by the local authority to manage land for biodiversity, protect it from inappropriate development and provide opportunities for local people to study and enjoy wildlife. Within Fareham borough, there is one National Nature Reserve (NNR) at Titchfield Haven, and five Local Nature Reserves; Hook-with-Warsash LNR, Kites Croft LNR, Gull Coppice LNR, Holly Hill Woodland Park LNR, Titchfield Haven LNR, and Warsash Common LNR, as shown on Figure 3.7. There is also the Swanwick Lakes Nature Reserve, managed by the Wildlife Trust.
- 3.5.6 There are a number of sites that are important for nature conservation but are not covered by statutory national and international designations. As highlighted by Figure 3.9 and Figure 3.10, there are over 100 Sites of Importance for Nature Conservation (SINCs) within the borough, including ancient woodlands, grassland, heathland, coastal and wetland habitats, and sites which support notable species.

**Table 3.5: Site of Special Scientific Interest Feature Summaries**

SSSI name	Notified features
Downend Chalk Pit	ED - Cenomanian-Maastrichtian (Geological)
Lee on the Solent to Itchen Estuary	Aggregations of non-breeding birds - Black-tailed Godwit, <i>Limosa limosa islandica</i> ; Dunlin, <i>Calidris alpina alpina</i> ; Great crested Grebe, <i>Podiceps cristatus</i> ; Grey Plover, <i>Pluvialis squatarola</i> ; Redshank, <i>Tringa totanus</i> ; Ringed Plover, <i>Charadrius hiaticula</i> ; Teal, <i>Anas crecca</i> ; Wigeon, <i>Anas penelope</i> Vascular Plant Assemblage EC – Aves (Geological) EC - Mesozoic - Tertiary Fish/Amphibia (Geological) EC - Quaternary Of South Central England (Geological)
Portsdown Hill	CG2 - <i>Festuca ovina</i> - <i>Avenula pratensis</i> lowland calcareous grassland CG3 - <i>Bromus erectus</i> lowland calcareous grassland CG4 - <i>Brachypodium pinnatum</i> lowland calcareous grassland CG5 - <i>Bromus erectus</i> - <i>Brachypodium pinnatum</i> lowland calcareous grassland Invertebrate Assemblage
Portsmouth Harbour	Aggregations of non-breeding birds - Black-tailed Godwit, <i>Limosa limosa islandica</i> ; Brent Goose (Dark-bellied), <i>Branta bernicla bernicla</i> ; Dunlin, <i>Calidris alpina alpina</i> ; Grey Plover, <i>Pluvialis squatarola</i> CG2 - <i>Festuca ovina</i> - <i>Avenula pratensis</i> lowland calcareous grassland Population of Schedule 5 crustacean - <i>Gammarus insensibilis</i> , Lagoon Sand Shrimp Population of Schedule 5 sea anemone - <i>Nematostella vectensis</i> , Starlet Sea

<sup>26</sup> Natural England: Designated Sites View. Accessed online [14/5/19] at:

<https://designatedsites.naturalengland.org.uk/ReportConditionSummary.aspx?countyCode=19&ReportTitle=HAMPSHIRE>



SSSI name	Notified features
	<p>Anemone</p> <p>SM13a - <i>Puccinellia maritima</i> saltmarsh, <i>Puccinellia maritima</i> dominant sub-community</p> <p>SM14 - <i>Atriplex portulacoides</i> saltmarsh</p> <p>SM15 - <i>Juncus maritimus</i> - <i>Triglochin maritima</i> saltmarsh</p> <p>SM16a - <i>Festuca rubra</i> saltmarsh <i>Puccinellia maritima</i> sub-community</p> <p>SM6 - <i>Spartina Anglica</i> Saltmarsh</p> <p>Vascular Plant Assemblage</p>
Titchfield Haven	<p>Aggregations of non-breeding birds - Teal, <i>Anas crecca</i>; Wigeon, <i>Anas penelope</i></p> <p>Assemblages of breeding birds - Lowland open waters and their margins</p> <p>M22 - <i>Juncus subnodulosus</i> - <i>Cirsium palustre</i> fen meadow</p> <p>M23 - <i>Juncus effusus</i> / <i>acutiflorus</i> - <i>Galium palustre</i> rush pasture</p> <p>MG10 - <i>Holcus lanatus</i> - <i>Juncus effusus</i></p> <p>MG11 - <i>Festuca rubra</i> - <i>Agrostis stolonifera</i> - <i>Potentilla anserina</i> grassland</p> <p>MG12 - <i>Festuca Arundinacea</i></p> <p>MG13 - <i>Agrostis stolonifera</i> - <i>Alopecurus geniculatus</i> grassland</p> <p>MG9 - <i>Holcus lanatus</i> - <i>Deschampsia caespitosa</i></p> <p>S10 - <i>Equisetum fluviatile</i> swamp</p> <p>S12 - <i>Typha latifolia</i> swamp</p> <p>S14 - <i>Sparganium erectum</i> swamp</p> <p>S19 - <i>Eleocharis palustris</i> swamp</p> <p>S20 - <i>Scirpus lacustris</i> ssp. <i>tabernaemontani</i> swamp</p> <p>S21 - <i>Scirpus maritimus</i> Swamp</p> <p>S22 - <i>Glyceria fluitans</i> water-margin vegetation</p> <p>S23 - Other water-margin vegetation</p> <p>S25 - <i>Phragmites australis</i> - <i>Eupatorium cannabinum</i> tall-herb fen</p> <p>S26 - <i>Phragmites australis</i> - <i>Urtica dioica</i> tall-herb fen</p> <p>S28 - <i>Phalaris arundinacea</i> tall-herb fen</p> <p>S4 - <i>Phragmites australis</i> swamp and reed-beds</p> <p>S5 - <i>Glyceria maxima</i> swamp</p> <p>S6 - <i>Carex riparia</i> swamp</p> <p>S7 - <i>Carex acutiformis</i> swamp</p>
Upper Hamble Estuary and Woods	<p>MG5 - <i>Cynosurus cristatus</i> - <i>Centaurea nigra</i> grassland</p> <p>S21 - <i>Scirpus maritimus</i> swamp</p> <p>S4 - <i>Phragmites australis</i> swamp and reed-beds</p> <p>S5 - <i>Glyceria maxima</i> swamp</p> <p>Sheltered muddy shores (including estuarine muds)</p> <p>SM14 - <i>Atriplex portulacoides</i> saltmarsh</p> <p>SM16a - <i>Festuca rubra</i> saltmarsh <i>Puccinellia maritima</i> sub-community</p> <p>SM24 - <i>Elytrigia atherica</i> saltmarsh</p> <p>SM4-28 - Saltmarsh</p>

SSSI name	Notified features
	SM6 - <i>Spartina anglica</i> Saltmarsh
	W10 - <i>Quercus robur</i> - <i>Pteridium aquilinum</i> - <i>Rubus fruticosus</i> woodland
	W16 - <i>Quercus spp.</i> - <i>Betula spp.</i> - <i>Deschampsia flexuosa</i> woodland
	W6 - <i>Alnus glutinosa</i> - <i>Urtica dioica</i> woodland
	W7 - <i>Alnus glutinosa</i> - <i>Fraxinus excelsior</i> - <i>Lysimachia nemorum</i> woodland
	W8 - <i>Fraxinus excelsior</i> - <i>Acer campestre</i> - <i>Mercurialis perennis</i> woodland

### 3.6 Ecological Network Map

3.6.1 HBIC has produced a detailed Ecological Network Map on behalf of the Local Nature Partnership (LNP). An ecological network is a group of habitat patches that species can easily move between, maintaining ecological function and conserving biodiversity. The network includes the hierarchy of international, national and locally designated sites, plus other priority habitats and areas identified for habitat restoration and creation. The Ecological Network Map is intended to guide the location, layout and design of development to enable habitat and species mitigation, restoration and re-creation to inform green infrastructure and achieve biodiversity net gain (Figure 3.12 and Figure 3.13).

### 3.7 Geological Features

3.7.1 The geodiversity of the borough is an important asset. Geodiversity is the collective term describing the geological variety of the Earth’s rocks, fossils, minerals, soils and landscapes together with the natural process which form and shape them. Geodiversity underpins biodiversity by providing diversity of habitat, with the soil being the link between them. It also embraces the built environment by providing the basis for neighbourhood character and local distinctiveness through building stone and material.

3.7.2 Figure 3.11 highlights the geology of Fareham borough and the surrounding areas. The basic underlying geology of the wider area is formed by a bed of chalk, which was laid down in the late Cretaceous Period. This is evident to the east of Fareham where an outlier of the South Downs forms the prominent ridge of Portsdown Hill. Across the remainder of the borough, this chalk is buried beneath younger deposits of clays, silts, sands and gravels from the Paleogene and Quaternary Periods.

3.7.3 Whilst there are no Regionally Important Geodiversity Sites in the borough, there are two SSSIs notified for geological features. Downend Chalk Pit SSSI is a large former chalk quarry on the south side of the western end of Portsdown Hill in the east of Fareham borough, and provides an insight into the geology of the Late Cretaceous Period. Lee on the Solent to Itchen Estuary SSSI yielded the first British bird fossils of the mid-Eocene, a rich source of sharks teeth and a range of Palaeolithic artefacts, while the cliffs north of Hillhead provide a cross-section through the ‘staircase’ of Solent terraces.

### **3.8 PfSH Air Quality Impact Assessment**

3.8.1 The PfSH Air Quality Impact Assessment also addressed potential air quality impacts on ecological designated sites based on predicted annual average airborne concentrations of oxides of nitrogen (NO<sub>x</sub>) and ammonia (NH<sub>3</sub>) as well as annual deposition of nutrient nitrogen and acid. The sites assessed included European designated sites as well as SSSIs, many of which fall within the European sites. Results were presented for the 2034 Do Minimum (DM) and 2034 Do Something (DS) where the DM scenario includes proposed development of 100,000 dwellings across the sub-region and the DS scenario also includes additional transport interventions. All four pollutants exceeded the 1% screening threshold in the DM and DS scenarios for a number of European designated sites within a relatively accessible distance from Fareham Borough, including River Itchen (SAC), Solent Maritime (SAC), Chichester and Langstone Harbours (SPA), Portsmouth Harbour (SPA, Ramsar), and Solent and Southampton Water (SPA). Therefore significant effects to these sites from air quality impacts cannot be ruled out. This is considered further as part of the Habitats Regulation Assessment (HRA) accompanying the Local Plan.

### **3.9 Spatial Context**

3.9.1 Titchfield and the Western Wards support the greatest abundance of priority habitats, particularly grazing marsh and woodland respectively. The coastal parts of the borough (Portchester, Hill Head/ Stubbington, Titchfield and Western Wards) tend to have better access to, and be more constrained by, nature conservation designations particularly those of national or international importance. However, sites of local importance and fragments of ancient woodland are dotted throughout the borough, albeit with less frequency within the settlement boundaries.

### **3.10 Likely Evolution of the Baseline in the Absence of the Local Plan**

3.10.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to biodiversity and geodiversity that may continue under such a scenario include:

- ▶ Biodiversity in the borough is likely to be affected by development proposals, although policies DSP13-15 include requirements for biodiversity gain and avoidance of negative impacts.
- ▶ Improvements in biodiversity are likely to arise due to the increasing integration of biodiversity considerations within forward planning in the borough and the wider sub-region.
- ▶ Increased demand for water coupled with diffuse pollution via run-off may place additional pressures freshwater, wetland and coastal habitats.
- ▶ Although some of Hampshire's priority species continue to decline, studies indicate that the rates of decline are slowing. Many priority species have stable populations, and some are increasing, particularly where focused conservation effort has taken place (e.g. heathlands, chalk grassland SSSIs).

- ▶ Climate change has the potential to affect biodiversity in a range of ways, including through changes in the distribution and abundance of species (including non-native species) and changes to the composition and character of habitats.

### 3.11 Key Issues

3.11.1 Key issues for biodiversity and geodiversity relevant to the Local Plan are:

- ▶ Potential impacts on priority habitats and species from new developments. Protected species are also present within the borough, including badger, bats, breeding birds, dormouse, great crested newt and reptiles.
- ▶ There are significant opportunities for biodiversity enhancement in the area, including at the landscape scale. Six Biodiversity Opportunity Areas, which are regional priority areas of great opportunity for restoration and creation of priority habitats, are present across the borough.
- ▶ Potential effects on designated sites of nature conservation interest, many of which are in coastal locations. All SSSIs in the borough have at least one unit in unfavourable condition or unfavourable recovering; all but two unit within Portsmouth Harbour are in unfavourable-recovering condition or worse with one unit classed as destroyed, while all units within Titchfield Haven are unfavourable, with half of those in decline. More than three-quarters of Botley Wood and Everett's and Mushes Copses SSSI is in unfavourable-recovering condition, with one unit destroyed.
- ▶ Hedgerows are important local biodiversity assets some of which may be lost to development.
- ▶ There are significant opportunities for tree planting and improved management of woodland through the development of the site allocations. This will help alleviate threats to parkland and veteran trees, including from development pressures, poor management and fragmentation.
- ▶ Protecting and enhancing the area's green and blue infrastructure network will support local and sub-regional biodiversity networks by helping to improve connectivity for habitats and species, and provide benefits to local communities in terms of health and wellbeing.
- ▶ Improvements in local ecological networks will support biodiversity's adaptation to climate change.
- ▶ Geodiversity is a key contributor to the area's natural (and built) environment.
- ▶ Access to the natural environment should be maintained and supported by the LPR. However, measures will need to be taken to ensure that disturbance impacts within Solent European sites are not exacerbated.

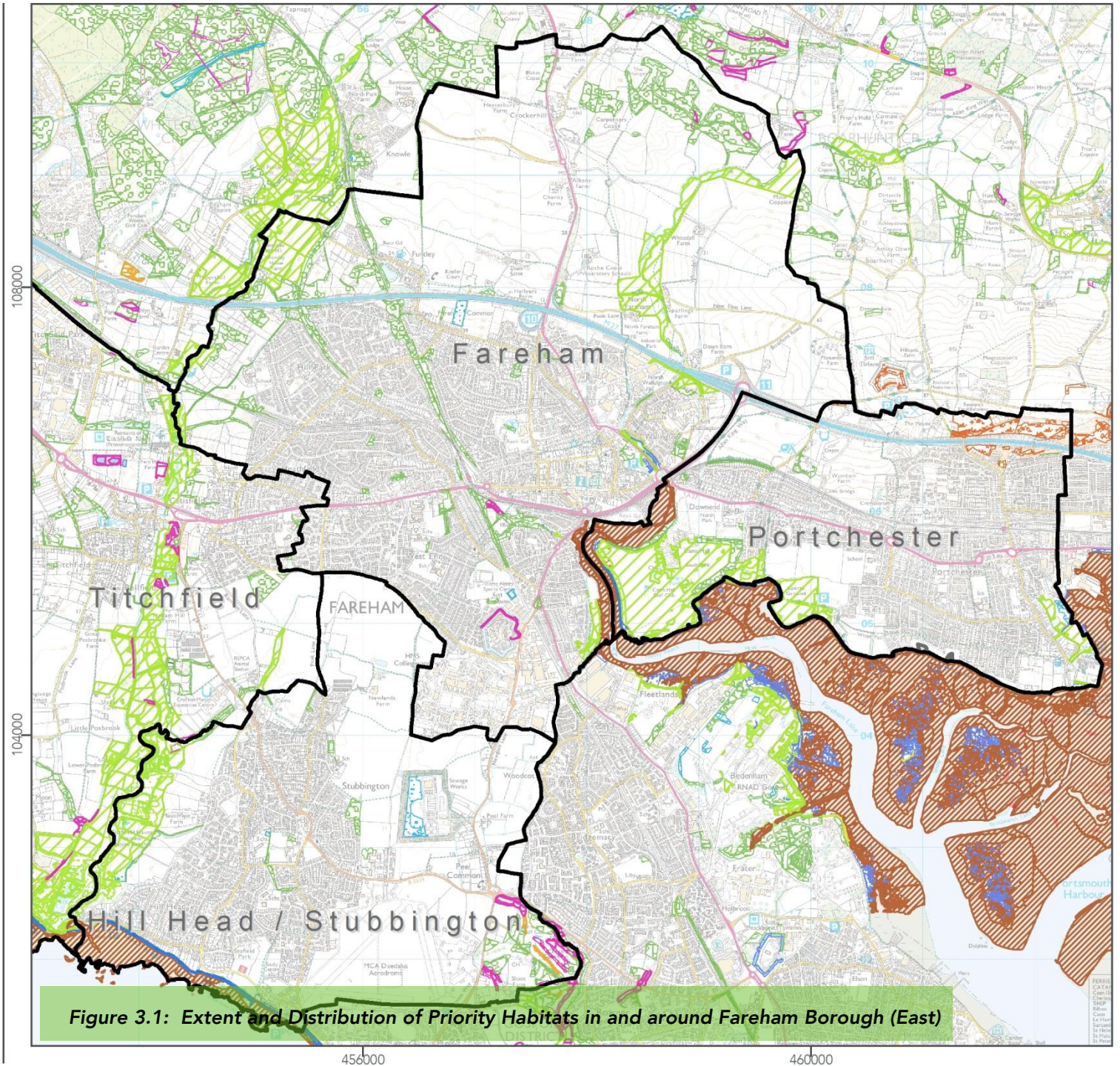
# Fareham Local Plan

-  Coastal Sand Dunes
-  Coastal Vegetated Shingle
-  Coastal and Floodplain Grazing Marsh
-  Coastal Saltmarsh
-  Eutrophic Standing Waters
-  Hedgerows
-  Intertidal Mudflats
-  Lowland Calcareous Grassland
-  Lowland Dry Acid Grassland
-  Lowland Fens
-  Lowland Heathland
-  Lowland Meadows
-  Lowland Mixed Deciduous Woodland
-  Maritime Cliff and Slopes
-  Purple Moor Grass and Rush Pastures
-  Reedbeds
-  Saline Lagoons
-  Traditional Orchards
-  Wet Woodland
-  Wood-Pasture and Parkland
-  Spatial Planning Areas
-  Borough



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 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Priority\_Habitats\_191204



**Figure 3.1: Extent and Distribution of Priority Habitats in and around Fareham Borough (East)**

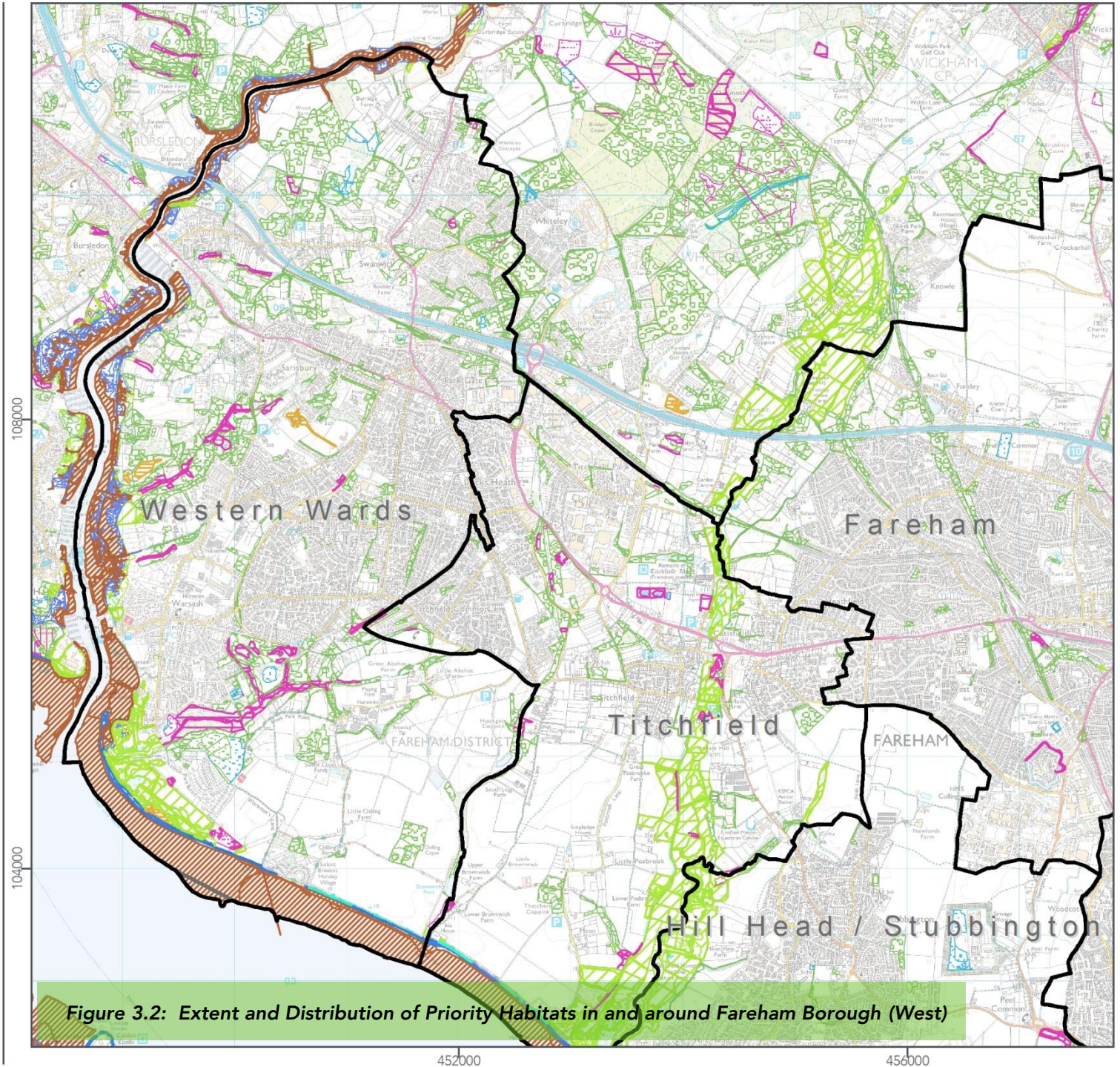
# Fareham Local Plan

-  Coastal Sand Dunes
-  Coastal Vegetated Shingle
-  Coastal and Floodplain Grazing Marsh
-  Coastal Saltmarsh
-  Eutrophic Standing Waters
-  Hedgerows
-  Intertidal Mudflats
-  Lowland Calcareous Grassland
-  Lowland Dry Acid Grassland
-  Lowland Fens
-  Lowland Heathland
-  Lowland Meadows
-  Lowland Mixed Deciduous Woodland
-  Maritime Cliff and Slopes
-  Purple Moor Grass and Rush Pastures
-  Reedbeds
-  Saline Lagoons
-  Traditional Orchards
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-  Spatial Planning Areas
-  Borough



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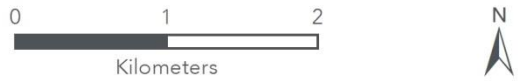
Scale: 1:50,000      Created by: JC  
 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Priority\_Habitats\_191204



**Figure 3.2: Extent and Distribution of Priority Habitats in and around Fareham Borough (West)**

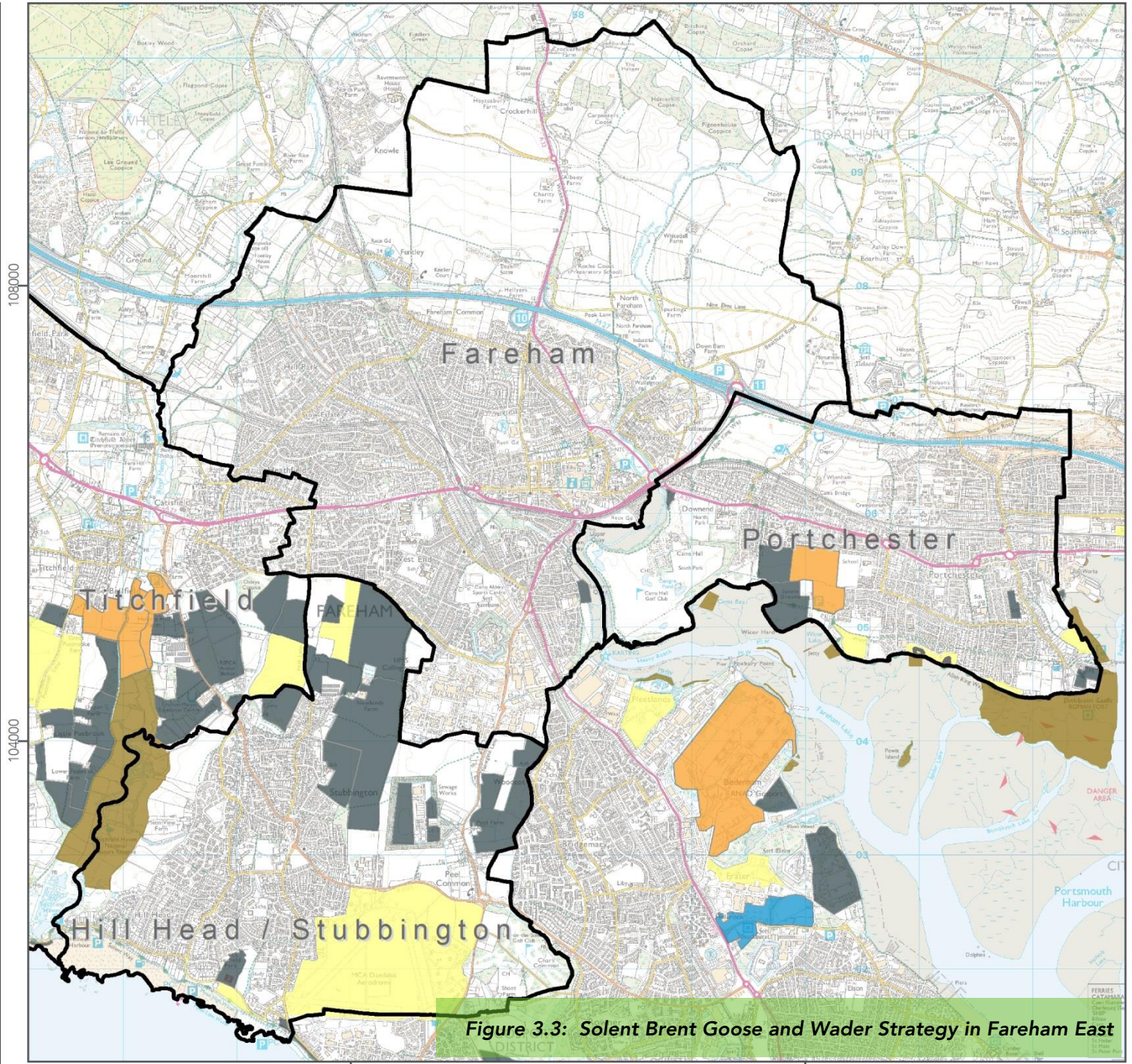
# Fareham Local Plan

- Candidate
- Core Area
- Low Use
- Primary Support Area
- SPA site
- Secondary Support Area
- Spatial Planning Areas
- Borough



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 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Brent\_Goose\_&\_Wader\_191204



**Figure 3.3: Solent Brent Goose and Wader Strategy in Fareham East**

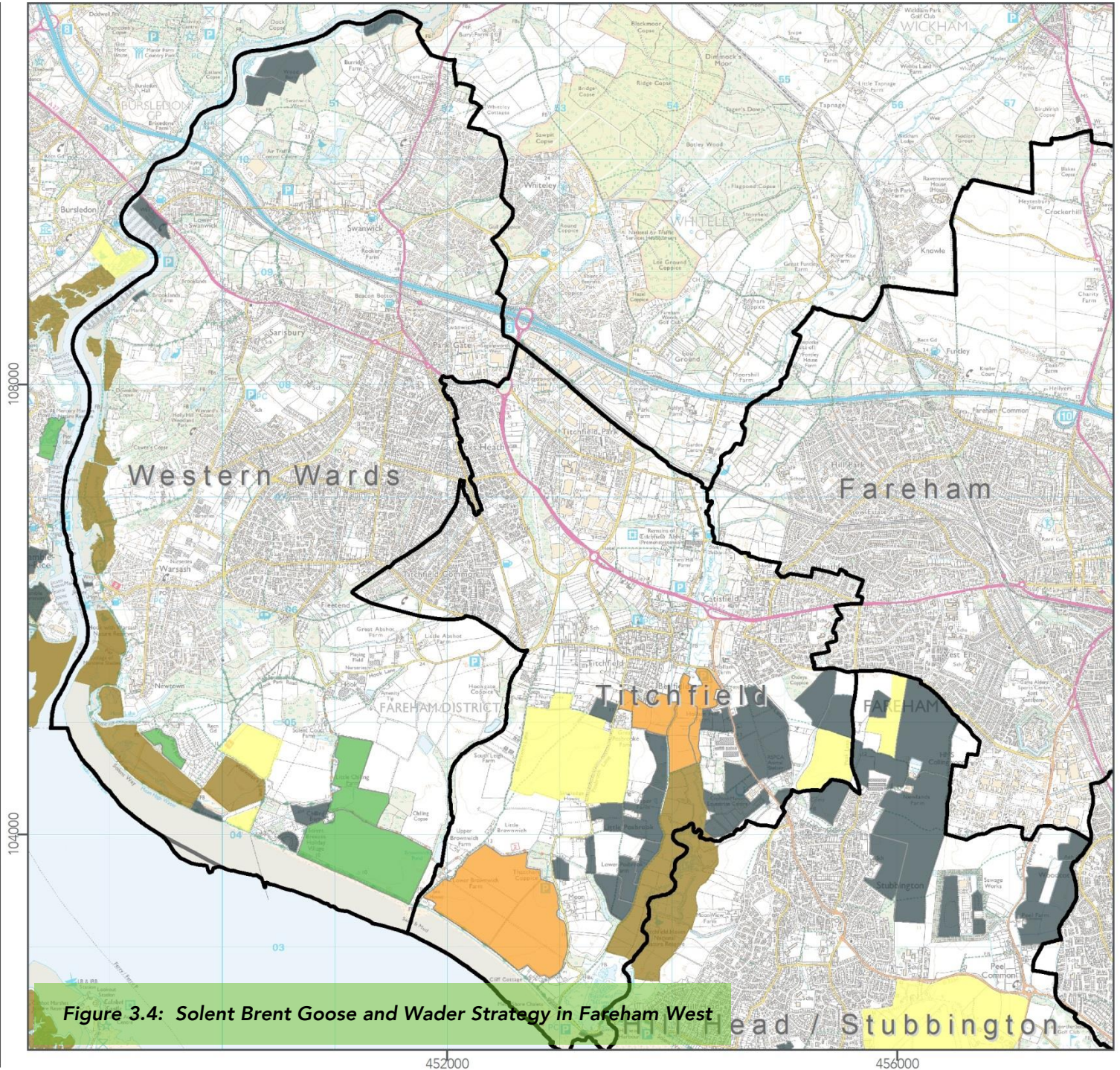
# Fareham Local Plan

- Candidate
- Core Area
- Low Use
- Primary Support Area
- SPA site
- Secondary Support Area
- Spatial Planning Areas
- Borough



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 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Brent\_Goose\_&\_Wader\_191204



**Figure 3.4: Solent Brent Goose and Wader Strategy in Fareham West**



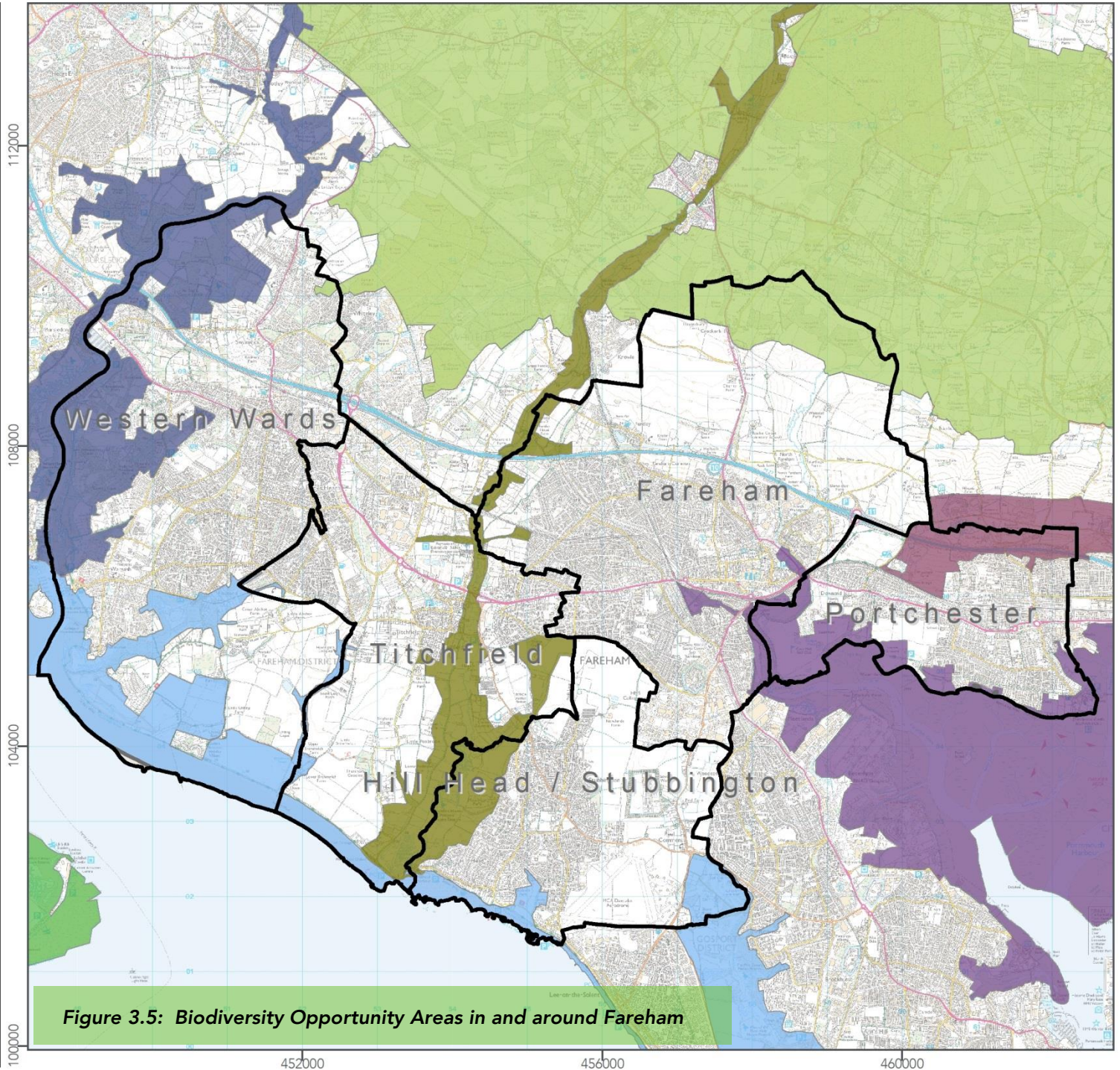
# Fareham Local Plan

- Hamble Valley
- Meon Valley
- New Forest Coast
- Portsdown Hill
- Portsmouth Harbour
- The Forest of Bere
- The Solent
- Spatial Planning Areas
- Borough



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**Drawing number:**  
 UE-0192\_Biodiversity\_Opportunity\_Areas\_191205



**Figure 3.5: Biodiversity Opportunity Areas in and around Fareham**

# Fareham Local Plan

-  Special Areas of Conservation
-  Special Protection Areas
-  Ramsar England
-  Potential Special Protection Areas
-  Spatial Planning Areas
-  Borough



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 Drawing number:  
 UE-0192\_International\_Designations\_191205

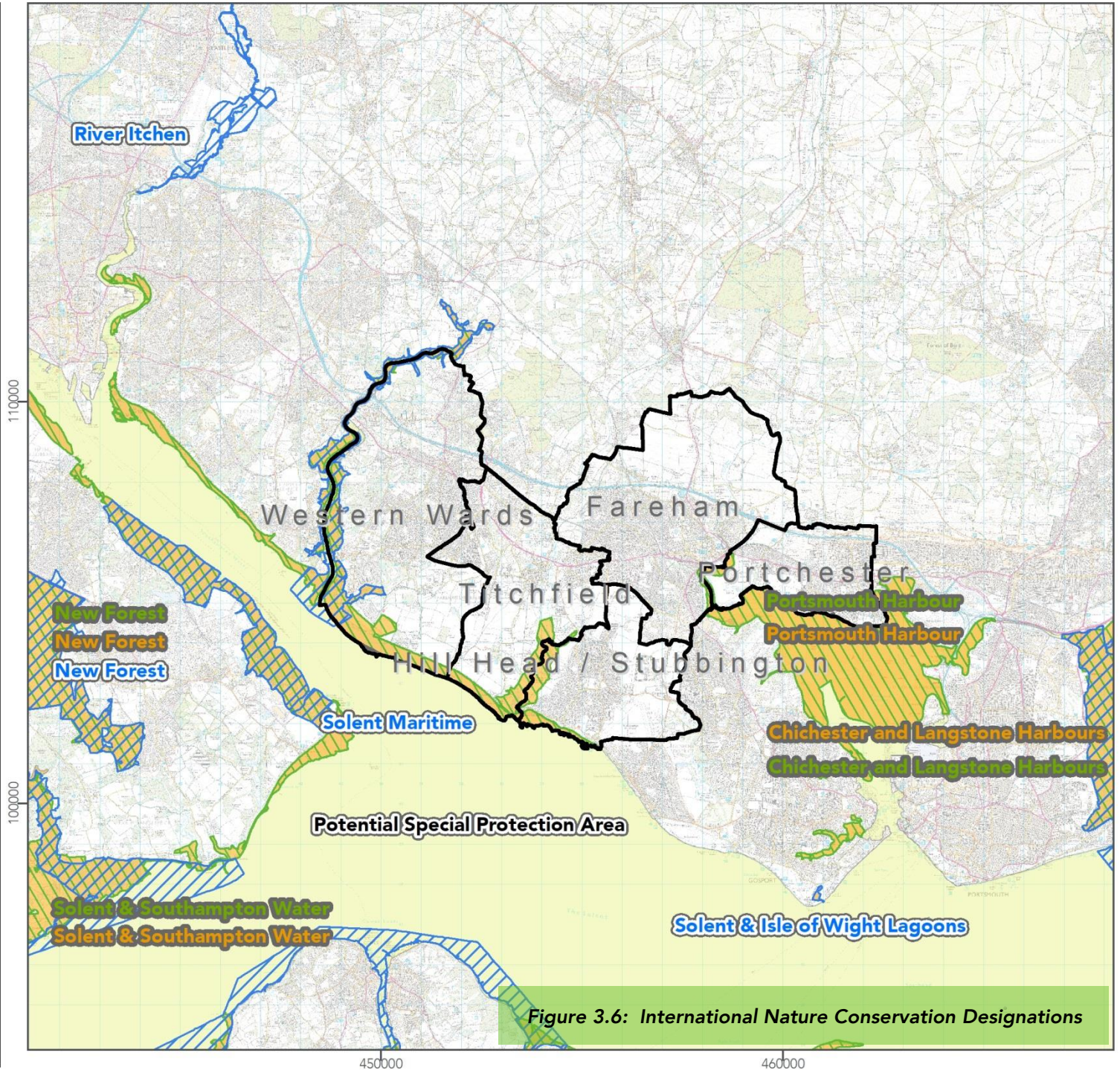


Figure 3.6: International Nature Conservation Designations

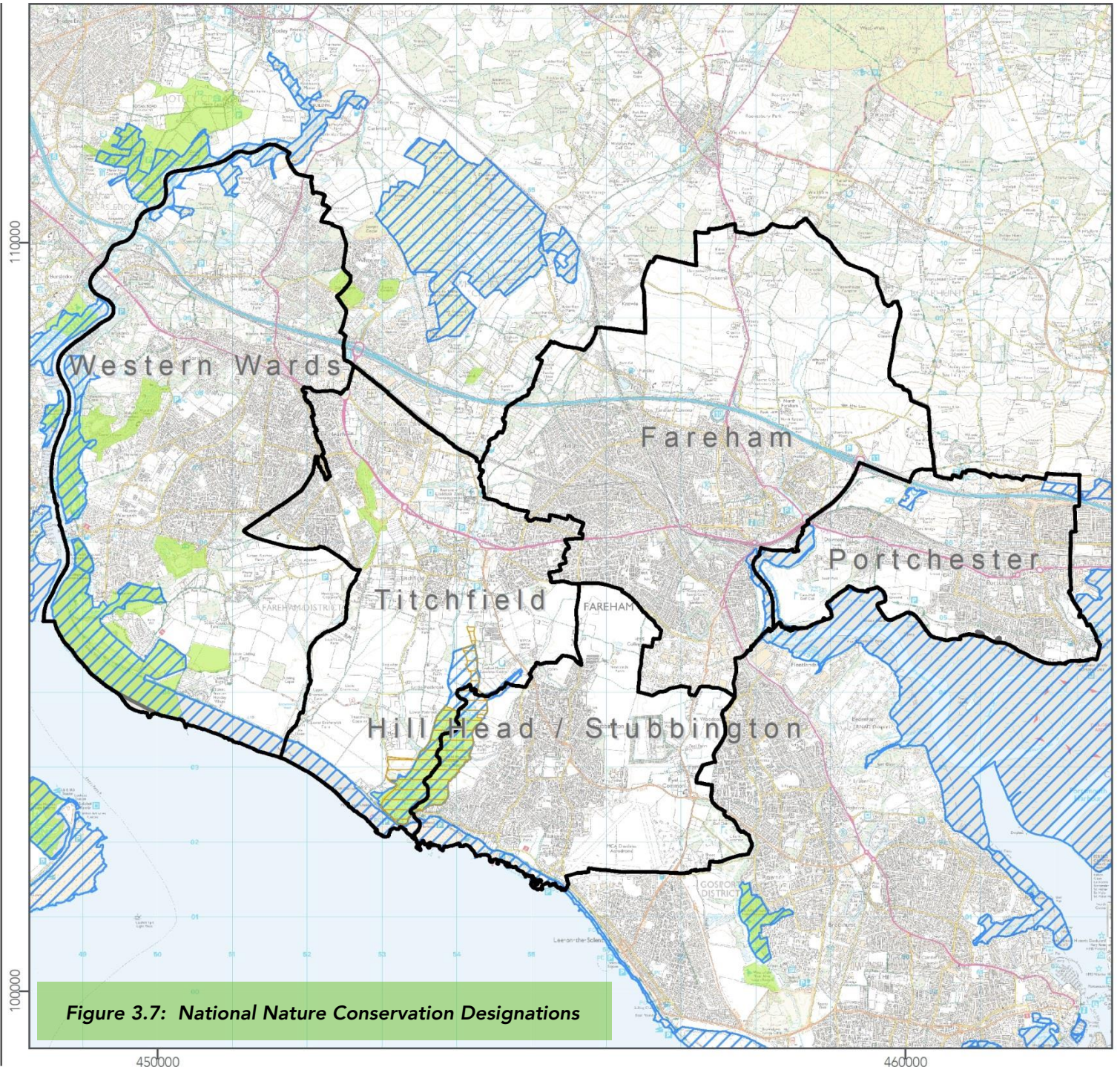
# Fareham Local Plan

- Local Nature Reserves
- National Nature Reserves
- Sites of Special Scientific Interest
- Spatial Planning Areas
- Borough



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**Drawing number:**  
 UE-0192\_National\_Designations\_191205



**Figure 3.7: National Nature Conservation Designations**

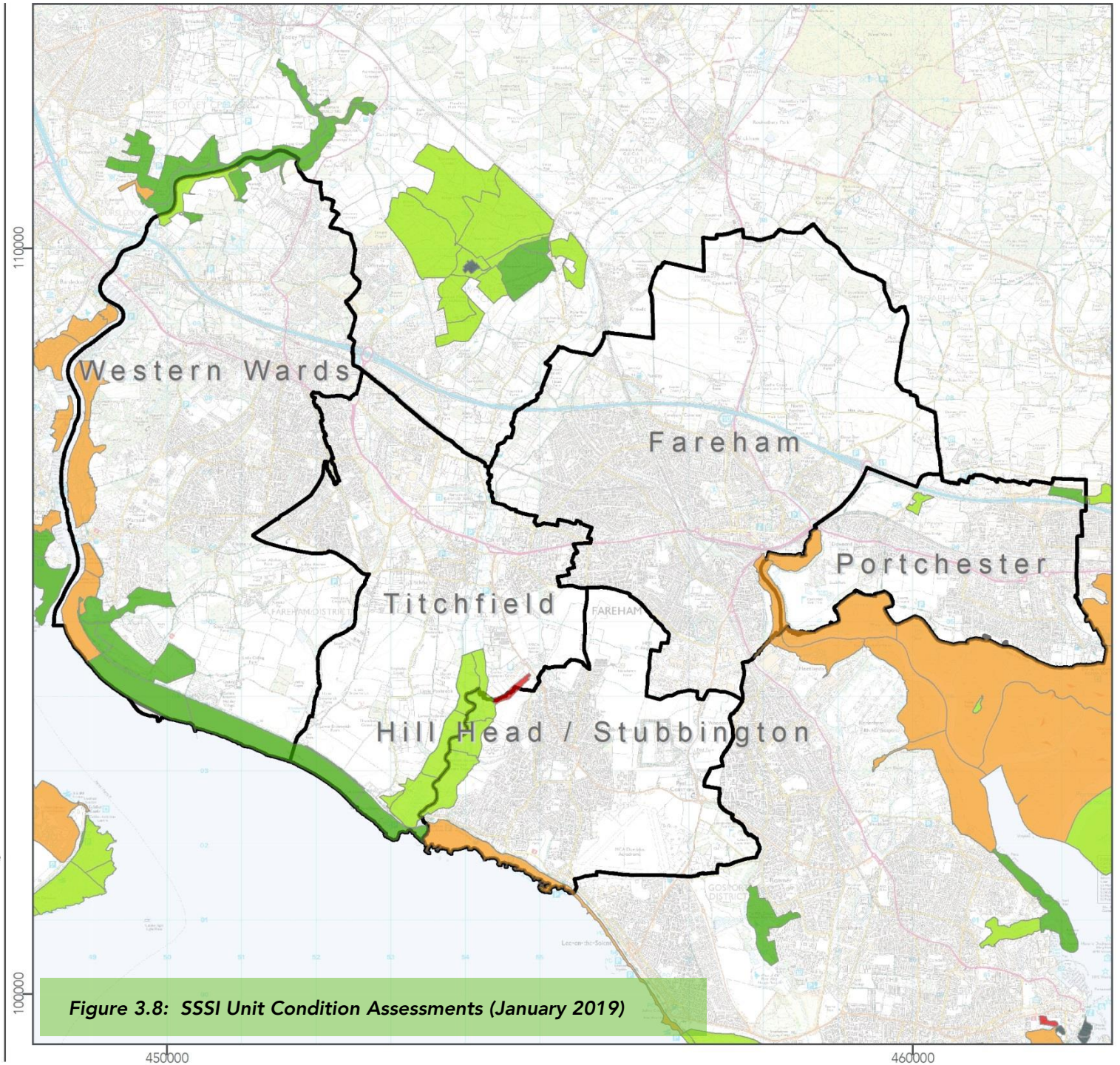
# Fareham Local Plan

- FAVOURABLE
- UNFAVOURABLE RECOVERING
- UNFAVOURABLE NO CHANGE
- UNFAVOURABLE DECLINING
- PART DESTROYED
- DESTROYED
- NOT ASSESSED
- Spatial Planning Areas
- Borough



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 Drawing number:  
 UE-0192\_SSSI\_Condition\_191205



**Figure 3.8: SSSI Unit Condition Assessments (January 2019)**

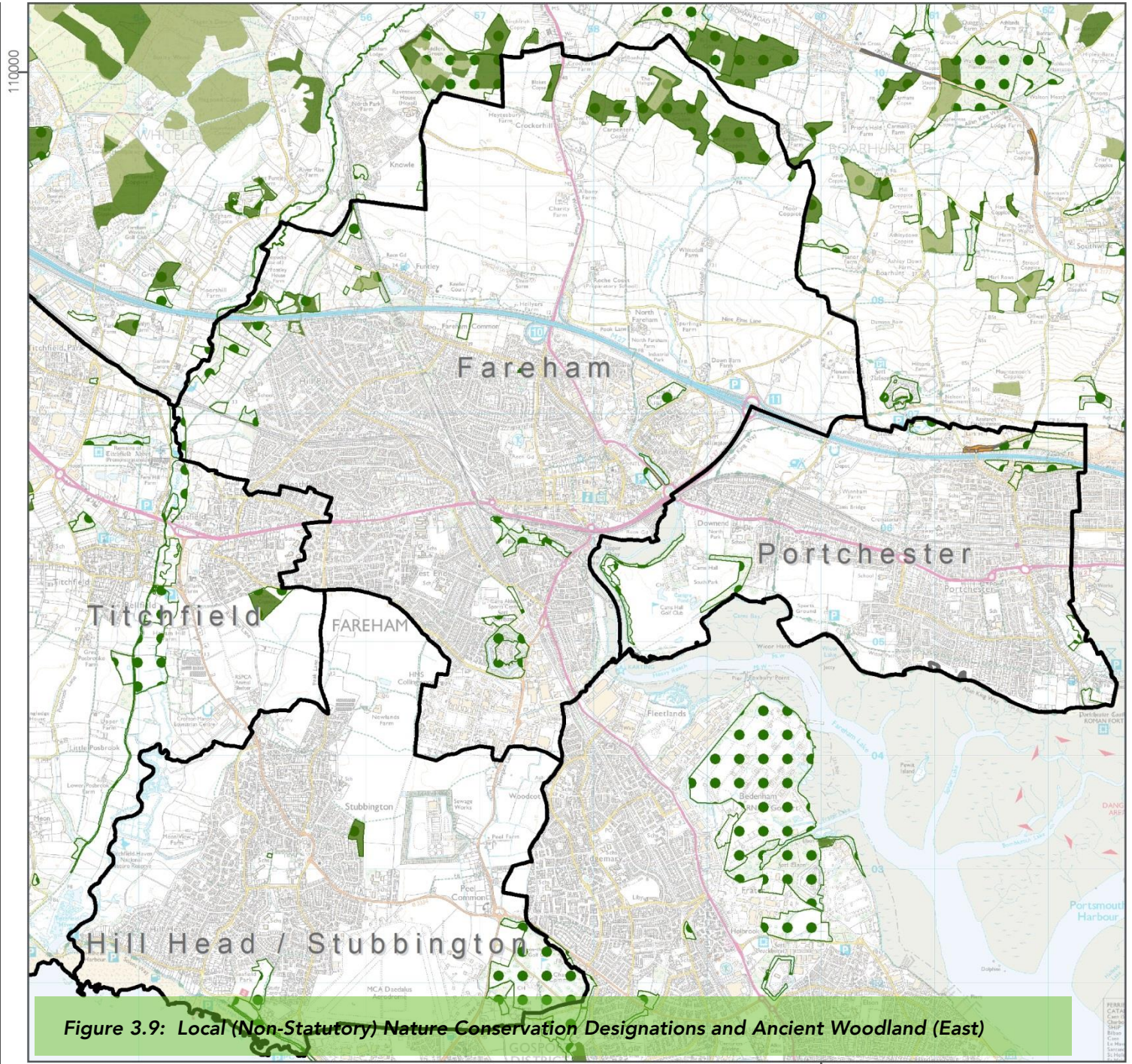
# Fareham Local Plan

- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Road Verges of Ecological Importance
- Sites of Importance for Nature Conservation
- Spatial Planning Areas
- Borough



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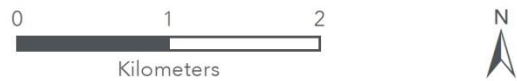
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**Date:** Dec 2019      **Reviewed by:** GC  
**Drawing number:**  
 UE-0192\_Local\_Designations\_191205



**Figure 3.9: Local (Non-Statutory) Nature Conservation Designations and Ancient Woodland (East)**

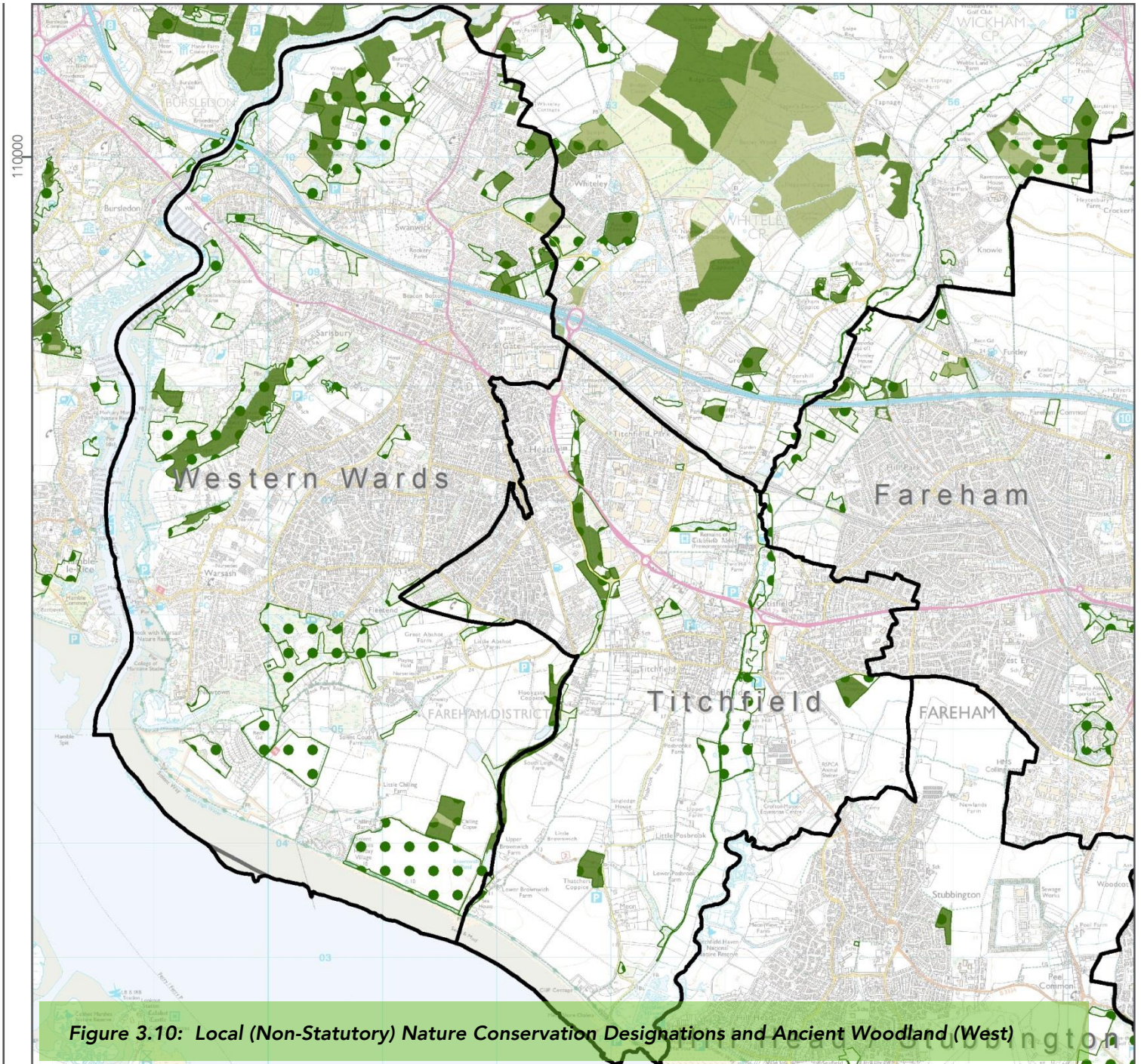
# Fareham Local Plan

- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Road Verges of Ecological Importance
- Sites of Importance for Nature Conservation
- Spatial Planning Areas
- Borough



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**Drawing number:**  
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**Figure 3.10: Local (Non-Statutory) Nature Conservation Designations and Ancient Woodland (West)**

# Fareham Local Plan

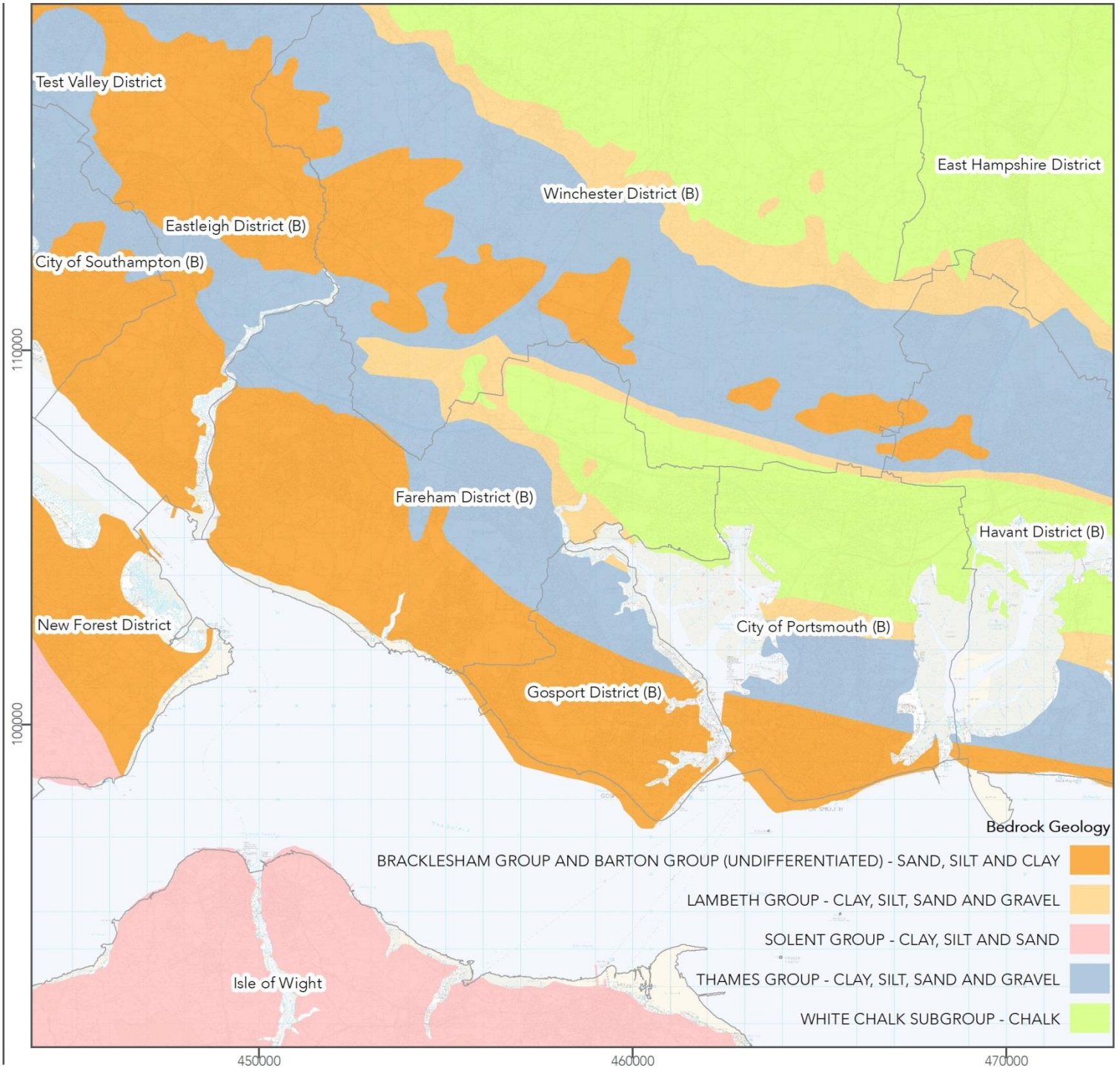
 District

**Figure 3.11: Bedrock Geology of Fareham and Surrounding Area (Source: BGS/NERC)**



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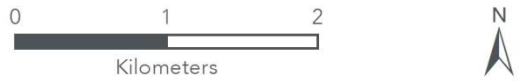
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**Date:** Dec 2019      **Reviewed by:** GC  
**Drawing number:**  
 UE-0192\_Geology\_191205



# Fareham Local Plan

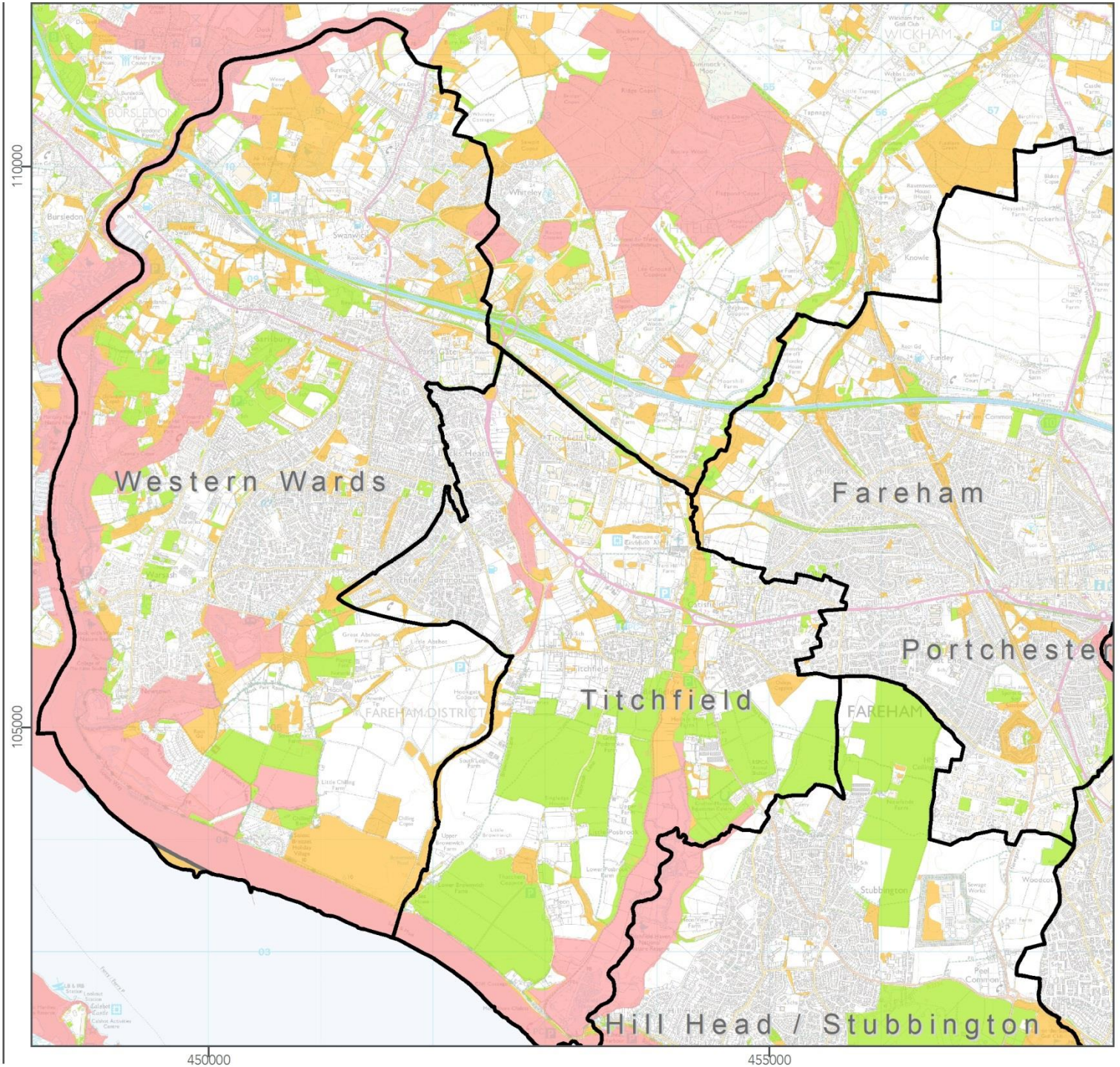
- Ecological Network Opportunities
- Core Statutory
- Core Non-statutory
- Spatial Planning Areas
- Borough

**Figure 3.12: Ecological Network Map (West)**



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**Date:** Dec 2019      **Reviewed by:** GC  
**Drawing number:**  
 UE-0192\_Ecological\_Map\_Network\_191205





# Fareham Local Plan

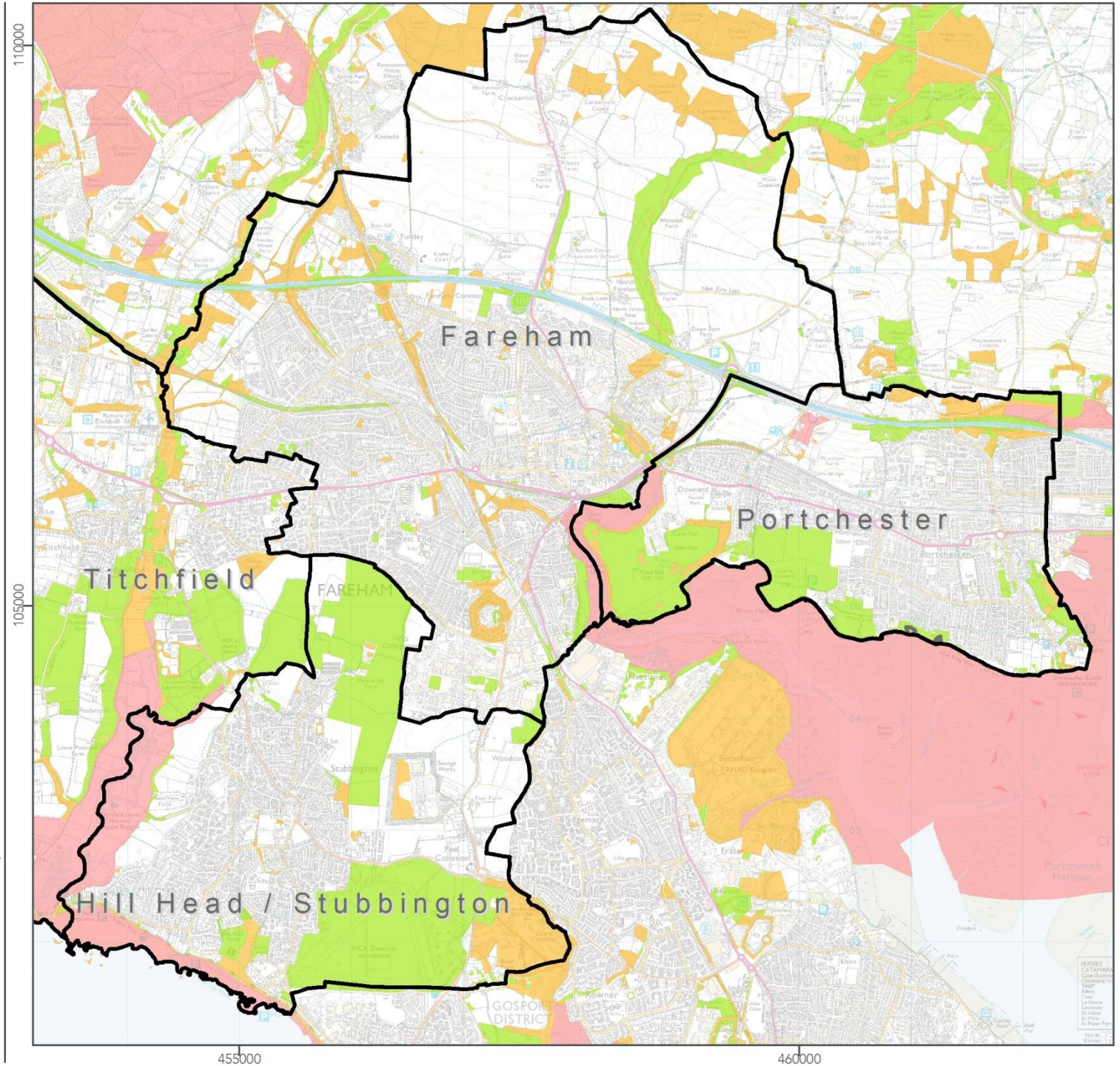
- Ecological Network Opportunities
- Core Statutory
- Core Non-statutory
- Spatial Planning Areas
- Borough

**Figure 3.13: Ecological Network Map (East)**



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**Drawing number:**  
 UE-0192\_Ecological\_Map\_Network\_191205



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## 4 Climate Change

### 4.1 Summary of Policy and Plan Review

- 4.1.1 Climate-related PPPs focus on both mitigating the causes of climate change and adapting to the effects of climate change. Commitments to reducing greenhouse gas emissions range from the international level to the sub-regional level. The PPPs address policy development across all sectors and at all levels, combining both demand management (reduced energy consumption and increased efficiency of use) and supply side measures (low carbon options including fuel mix and renewables). A number of the PPPs state specific targets to reduce emissions of greenhouse gases, including the 2015 Paris Agreement which will provide a legally binding framework for keeping the increase in global average temperature well below 2°C, and an aim to limit the increase to 1.5°C. This is led at the national level by the Climate Change Act 2008, which, due to a 2019 amendment, now sets a legally binding target of at least a 34% cut in greenhouse gas emissions by 2020 and at least a 100% cut by 2050 against a 1990 baseline ('net zero').
- 4.1.2 Adaptation measures proposed by the PPPs include a presumption against development in flood risk areas, appropriate design of new development, the promotion of new infrastructure such as sustainable drainage systems and improved maintenance to help address the changes that are likely to occur as a result of climate change. Through this approach the NPPF seeks to ensure that all types of flood risk are taken into account, over the long term, during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.
- 4.1.3 Policies and plans on climate change seek to ensure that new development and redevelopment is designed efficiently and in a way that reduces the need to travel and encourages walking, cycling and public transport use, and supports the provision of renewable energy. Green infrastructure and sustainable drainage systems should be provided alongside all development where feasible. Reductions in greenhouse gas emissions are required in order to assist with meeting national targets. This can be achieved by encouraging modal shift, good spatial planning for development, encouraging energy and resource efficiency and supporting renewable energy provision.

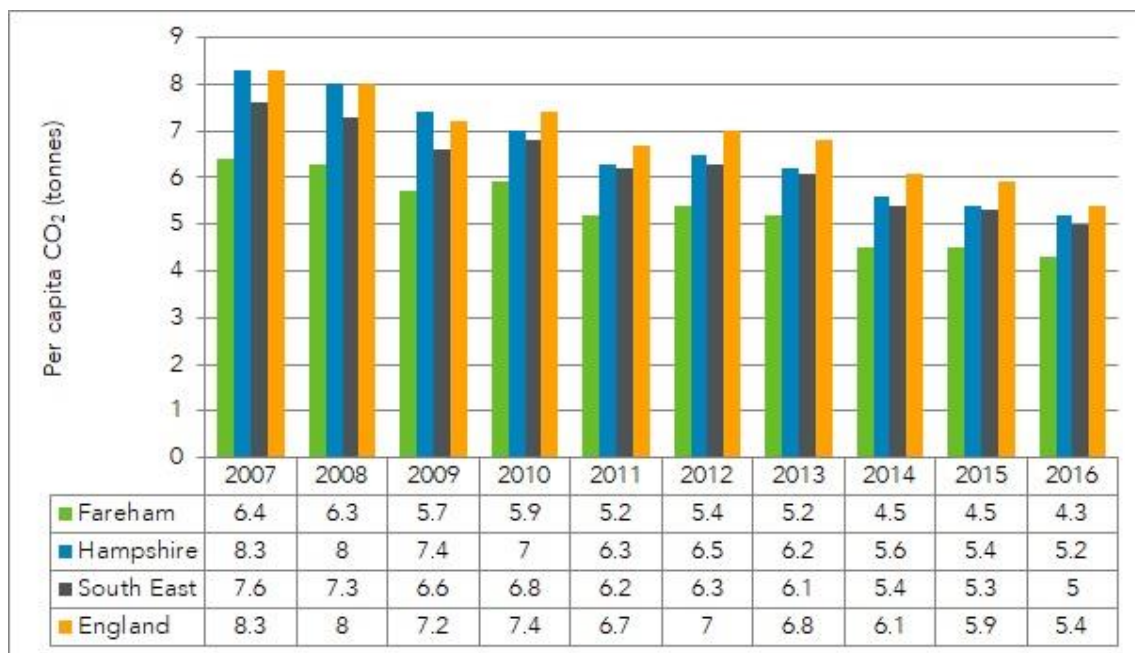
### 4.2 Greenhouse Gas Emissions: Sources & Trends

- 4.2.1 In 2016 Fareham borough had lower per capita carbon dioxide emissions (4.3 tonnes CO<sub>2</sub>) than county (5.2 tonnes) averages<sup>27</sup> (Figure 4.1). Per capita emissions are also lower than the average for the South East (5.0 tonnes) and England (5.4 tonnes). Per capita CO<sub>2</sub> emissions in the borough fell by approximately 33% from 6.4 tonnes in 2007 to 4.3 tonnes in 2016, which was

<sup>27</sup> DBEIS (June 2018): 2005 to 2016 UK local and regional CO<sub>2</sub> emissions: full dataset. Accessed online [15/5/19] at:

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016>

slightly less than the Hampshire average where emissions fell by approximately 37%, but similar to regional and national averages.



**Figure 4.1: Per Capita CO<sub>2</sub> emissions in Fareham in Comparison to County, Regional and England averages 2007-2016 (Source: DBEIS)**

4.2.2 As Figure 4.2 and Figure 4.3 below highlight, in relation to CO<sub>2</sub> emissions by end user, between 2007 and 2016 the proportion of emissions originating from industrial and commercial sources in Fareham fell from 32.5% to 23.5%, with a steady decrease in total emissions year on year<sup>28</sup>. In the same period the proportion of emissions from domestic sources also decreased very slightly from 35.1% to 34.2%, although total emissions fluctuated over this period. The proportion of emissions originating from road transport increased significantly over this period by approximately 10%. Emissions from road transport and household emissions are now the two largest contributors to CO<sub>2</sub> emissions in the borough (which is similar to the rest of the South East, though industry and commercial emissions are highest for all other UK regions). Emissions from land use change and forestry include carbon sequestration; as a result, Fareham’s net emissions from this sector are negative for the period, though the figures are negligible.

<sup>28</sup> Ibid.

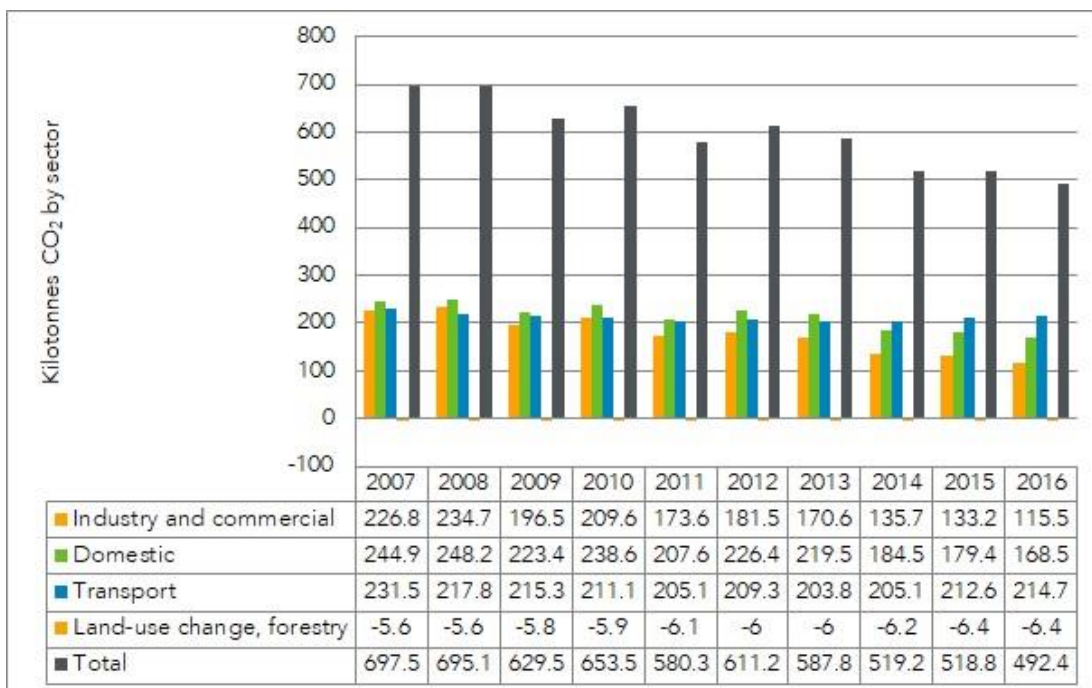


Figure 4.2: Emissions in Fareham by Source 2007-2016 (kilotonnes CO<sub>2</sub>) (Source: DBEIS)

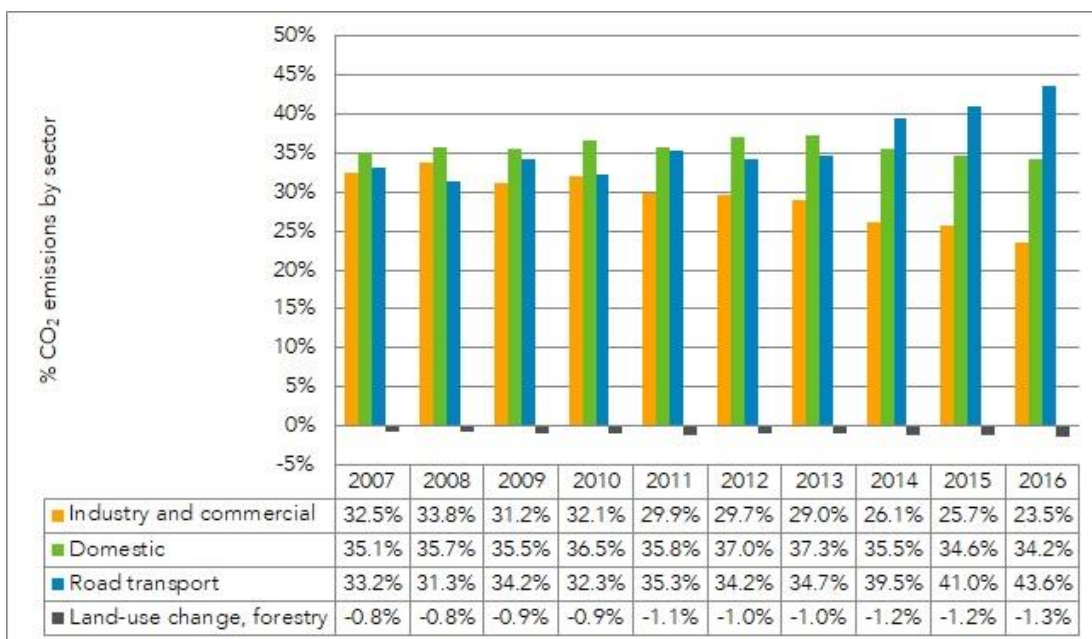


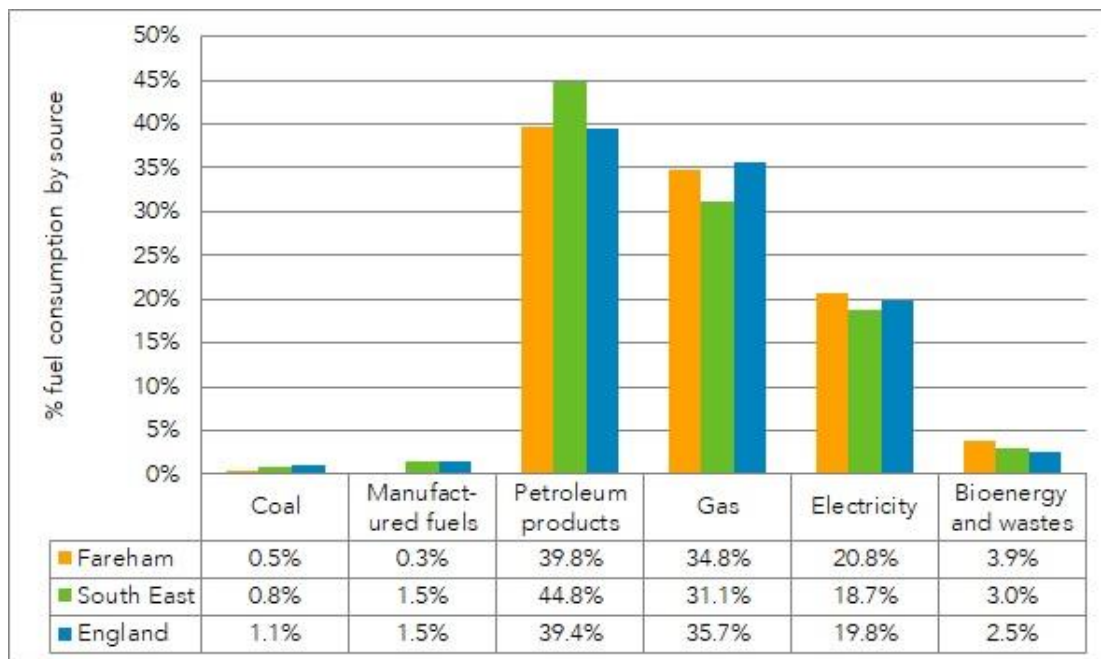
Figure 4.3: Emissions in Fareham by Source 2007-2016 (percentage) (Source: DBEIS)

### 4.3 Energy Consumption

4.3.1 According to total sub-national final energy consumption data for 2016, domestic consumption in Fareham borough was 66.6 thousand tonnes of oil equivalent (ktoe)<sup>30</sup>. Fareham derives less of

<sup>30</sup> DBEIS (2019): Total final energy consumption at regional and local authority level: 2005-2016. Accessed online [15/5/19] at: <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level>

its fuel from coal, manufactured fuels and gas than the South East and England, however it consumes more electricity and bioenergy / wastes. Fareham’s consumption of petroleum products is lower than the average for the South East but similar to the national figure.

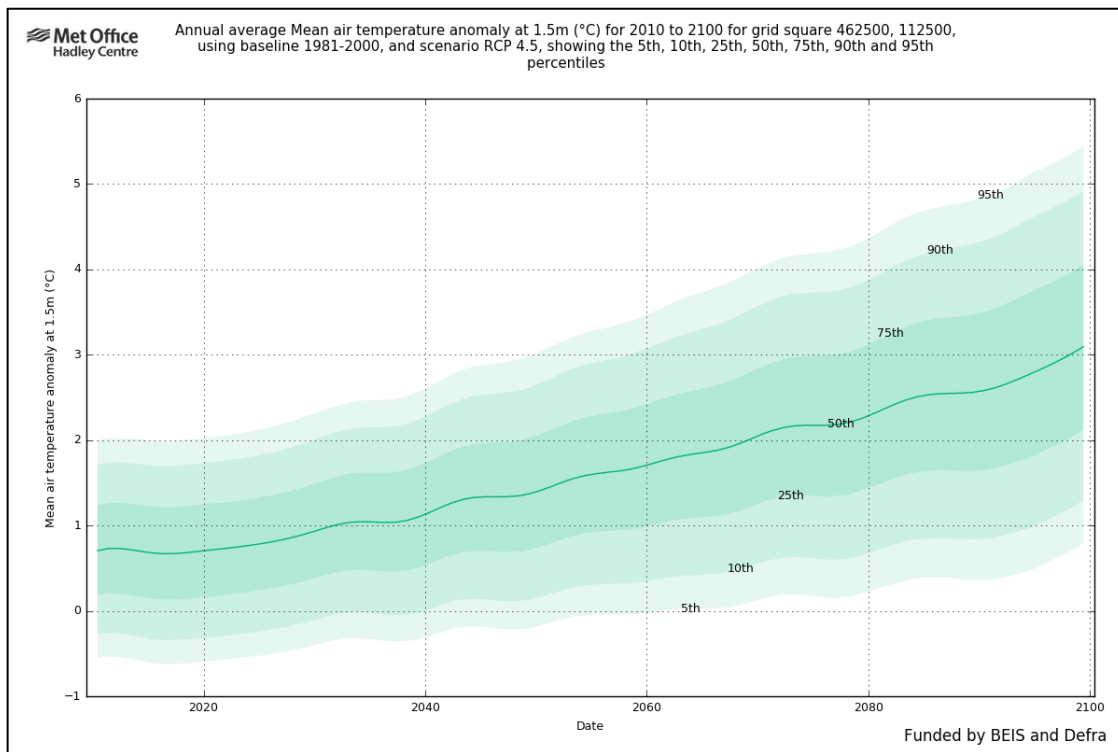


**Figure 4.4: Consumption of Fuel Types in Fareham by Proportion, 2016 (Source: DECC)**

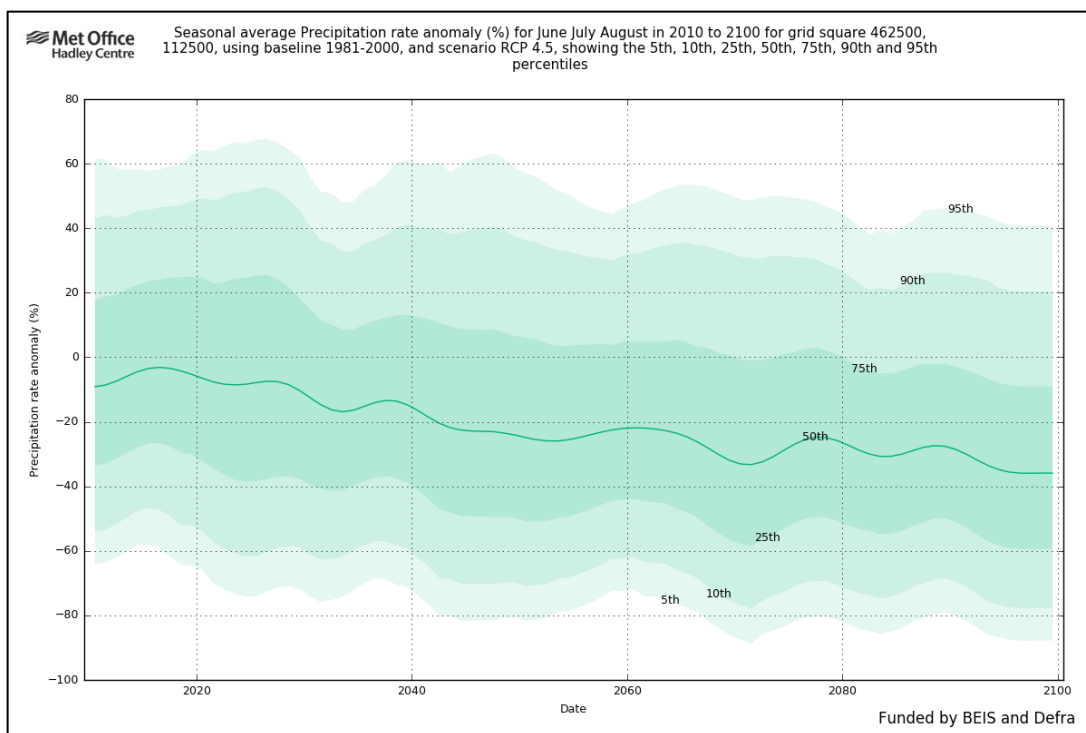
#### 4.4 Effects of Climate Change

- 4.4.1 Climate change is likely to result in a range of direct and indirect effects on the natural and built environments, with current projections suggesting that the south east will experience hotter, drier summers and warmer, wetter winters. This could lead to more frequent and severe drought and flood events and may also impact on soil condition and both supply of and demand for water.
- 4.4.2 The outcome of research on the probable effects of climate change in the UK was released by the UK Climate Projections (UKCP09) team in 2009 (Murphy *et al.*, 2009) and has subsequently been updated in 2018 (UKCP18). UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models.
- 4.4.3 Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction. UKCP18 uses scenarios for greenhouse gases called representative concentrative pathways (RCPs) of which there are four: RCP2.6, RCP4.5, RCP6.0 and RCP8.5. RCP2.6 represents a future in which the world aims for and is able to implement sizeable reductions in emissions of greenhouse gases. RCP8.5 represents a world in which global greenhouse gas emissions continue to rise and where the nations of the world choose not to switch to a low-carbon future. RCP2.6 is thought to be consistent with the long-term target specified in the UK Climate Change Act of limiting global warming to 2°C above pre-industrial levels.

4.4.4 The figures below show the estimates for a scenario for the 25km grid square covering Fareham Borough where greenhouse gas emissions are reduced in line with the Paris climate agreement targets by 2030 and then after 2030, no further emission reductions are achieved but emissions do not rise (RCP4.5). The figures show change in annual average temperature and average change in precipitation during the summer months between 2010 and 2100 for seven probability levels.



**Figure 4.5: Changes in Mean Air Temperature in Fareham Borough to 2100 as a Result of the RCP4.5 Emissions Scenario (Source: UK Climate Projections 18)**



**Figure 4.6: Changes in Summer Mean Precipitation in Fareham Borough to 2100 as a Result of the RCP4.5 Emissions Scenario (Source: UK Climate Projections 18)**

4.4.5 Resulting from these changes, a variety of risks exist for Fareham borough. These are listed in Table 4.1. The health impacts of climate change are most likely to affect older people. Fareham borough has an ageing population with 28% aged over 60 years compared to the national average of 23%.

**Table 4.1: Predicted Environmental and Socio-economic Effects of Climate Change**

Environmental effects	Socio-economic effects
<ul style="list-style-type: none"> <li>▪ Effects on water resources from climate change</li> <li>▪ Reduction in availability of surface water in reservoirs and rivers for abstraction in summer</li> <li>▪ Adverse effect on water quality from low river levels and turbulent rivers flow after heavy rain and a reduction of water flow</li> <li>▪ Increased risk of flooding, including increased vulnerability to 1:100 year floods</li> <li>▪ Changes in insurance provisions for flood damage</li> <li>▪ A need to increase the capacity of wastewater treatment plants and sewers</li> </ul>	<ul style="list-style-type: none"> <li>▪ Increased incidence of heat related illnesses and deaths during the summer</li> <li>▪ Increase incidence of illnesses and deaths related to exposure to sunlight (e.g. skincancer, cataracts)</li> <li>▪ Increased incidence of pathogen related diseases (e.g. legionella and salmonella)</li> <li>▪ Increase in health problems related to rise in local ozone levels during summer</li> <li>▪ Increased risk of injuries and deaths due to increased number of storm events</li> <li>▪ Deterioration in working conditions due to increased temperatures</li> <li>▪ Changes to global supply chain</li> <li>▪ Increased difficulty of food preparation, handling and storage due to higher temperatures</li> <li>▪ An increased move by the insurance industry</li> </ul>



Environmental effects	Socio-economic effects
<ul style="list-style-type: none"> <li>▪ A need to upgrade flood defences</li> <li>▪ Increased likelihood of summer droughts and soil and water deficits, leading to demand for increased irrigation</li> <li>▪ Soil erosion due to flash flooding</li> <li>▪ Loss of species that are at the edge of their southerly distribution</li> <li>▪ Spread of species at the northern edge of their distribution</li> <li>▪ Impact on the amount of grassland from a reduction in summer rainfall</li> </ul>	<ul style="list-style-type: none"> <li>towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business</li> <li>▪ Increased demand for air-conditioning</li> <li>▪ Increased drought and flood related problems such as soil shrinkages and subsidence</li> <li>▪ Impacts from an increased number of tourists due to warmer weather</li> <li>▪ Risk of rail tracks buckling and road surfaces melting more frequently due to increased temperature</li> <li>▪ Flooding of roads and railways</li> </ul>

4.4.6 In November 2006, Hampshire County Council established a Commission of Inquiry on climate change. The Commission revealed that rising sea levels would be a particular problem for Fareham borough, with impacts relating to increased flooding and reduced access to coastal paths (HCC, 2007). At the time of the study, 1,616 dwellings in Fareham borough were located in flood zones 2 and 3, set to rise to 1,963 dwellings by 2060 as a result of predicted sea level rise. Furthermore, the well-used footpath along the east bank of the River Hamble from Swanwick to Warsash (in the Western Wards Spatial Planning Area) lies atop an embankment protected by ad hoc defences. These have been eroded over time and remain in a poor state of repair in some locations, with overtopping of the embankment by the sea already a regular occurrence, and likely to worsen with rising sea levels.

#### 4.5 Climate Change Adaptation

4.5.1 No formal climate change adaptation plan has been implemented by Fareham Borough Council. However, there are provisions in the NPPF for local authorities to identify Coastal Change Management Areas (CCMA) in their Local Plans for areas likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion; Environment Agency, 2015).

4.5.2 Fareham Borough Council designated two CCMA's in its Local Plan Part 2: Development Sites and Policies, adopted in 2015. The CCMA from Hook Spit to Workman's Lane was proposed as a result of likely permanent inundation due to overtopping of the existing seawall, following the establishment of a policy of no active intervention in the Shoreline Management Plan. The second, from Hook Park to Meon Shore, was proposed as a result of erosion risk along a line of cliffs where again there is a policy of no active intervention. CCMA's facilitate the process of change over time while managing their impacts.

#### 4.6 Spatial Context

4.6.1 The climate of Fareham borough is expected to change over the next century, with summers becoming hotter and drier, and winters becoming milder and wetter. This could have

implications for human health, business continuity, biodiversity and the environment, with more frequent and severe heat waves and storm water flooding likely to occur. The borough's coastal location means it could also be at risk of flooding and coastal erosion from sea level rise and storm surges, particularly in the Western Wards Spatial Planning Area.

- 4.6.2 The impacts of climate change are likely to be felt most in densely urbanised areas (such as Fareham), where temperature extremes and more frequent and intense storm water flood events are most likely to affect people and businesses. Despite these predicted impacts, Fareham Borough Council does not yet have a formal plan for dealing with climate change. The borough does have significantly lower per capita carbon emissions than the average for the South East and England, however, and these have been decreasing most years since 2007.

#### **4.7 Likely Evolution of the Baseline in the Absence of the Local Plan**

- 4.7.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to climate change that may continue under such a scenario include:

- ▶ Increases in mean winter and summer temperatures.
- ▶ Increases in mean precipitation during winter and decreases in mean precipitation during summer.
- ▶ Increased frequency of extreme weather events.
- ▶ Increase in risks associated with climate change.
- ▶ Per capita emissions are likely to continue to decrease.
- ▶ Emissions from road transport and households are likely to continue to be the two largest inputs to greenhouse gas emissions in the borough.
- ▶ Road traffic use in and around the borough may increase as the economic climate improves and South Hampshire's population increases. This could lead to increases in greenhouse gas emissions.
- ▶ New developments may not include the incorporation of features which will maximise the resilience of the borough to the effects of climate change, such as sustainable drainage systems and green and blue infrastructure provision, although these are addressed by the Green Infrastructure Strategy for Fareham Borough (2014b).

#### **4.8 Key Issues**

- 4.8.1 Key issues for climate change relevant to the Local Plan are:
- ▶ Potential increases in greenhouse gas emissions linked to an increase in the built footprint of the borough. This includes increased car use and travel, housing provision and employment.
  - ▶ Per capita emissions in the borough are lower than averages for the South East and England, and per capita emissions have been falling. The Local Plan should therefore

seek to support continued and ongoing reductions in per capita emissions in the borough.

- ▶ Road transport and domestic emissions are the two largest contributors to carbon dioxide emissions in the borough. The Local Plan should seek to limit emissions from these sources through energy efficiency, renewable energy provision, promotion of sustainable transport, and by reducing the need to travel through planning.
- ▶ The Local Plan should seek to support adaptation to risks linked to climate change through appropriate design and layout, and the incorporation of features which will maximise the resilience of the borough to the effects of climate change, such as sustainable drainage systems and green and blue infrastructure provision.

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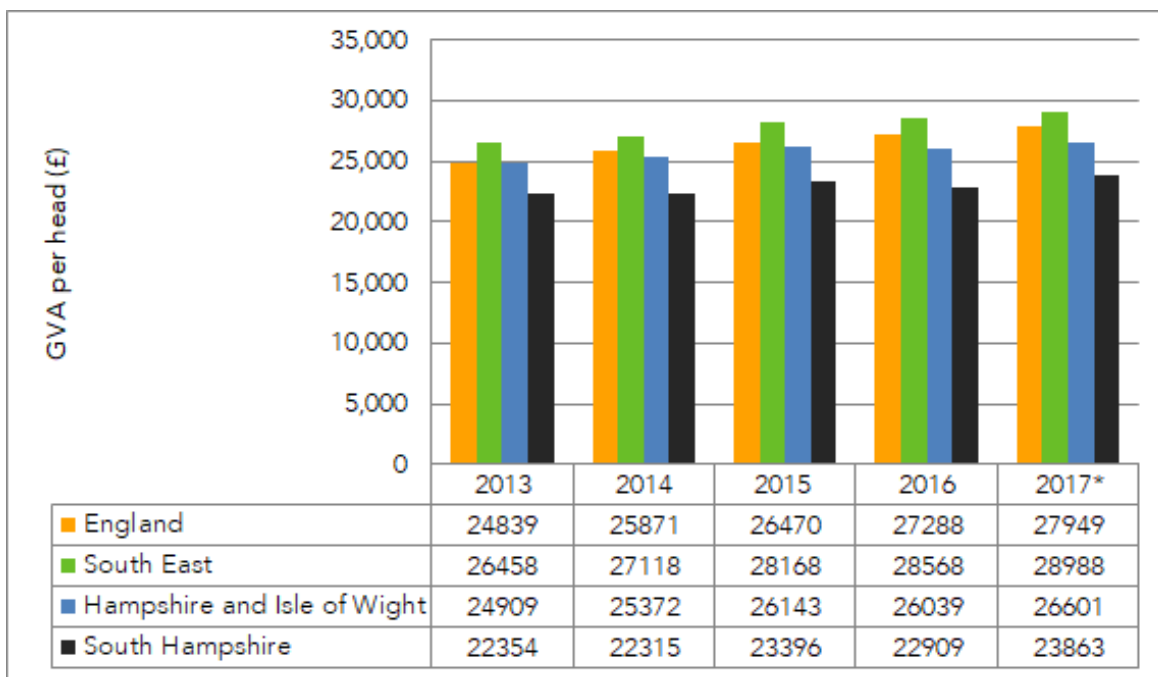
## 5 Economic Factors

### 5.1 Summary of Policy and Plan Review

5.1.1 Achieving and maintaining high and stable levels of economic growth and employment are key aims of the strategies at UK and European levels. European strategies aim to make the European Union more dynamic and competitive. Other objectives include improvements to the education system to increase skills levels in both children and adults; and improved productivity and innovation, particularly with regards to technology. At a national level, policies set out to encourage businesses to employ highly-skilled people who have the potential to turn innovation into commercial opportunity. At a regional and local level, emphasis is placed on improvements to the cultural and visitor economy; enterprise and inward investment; and the use of Information and Communications Technology (ICT) to improve efficiency and skills.

### 5.2 Economic Sectors

5.2.1 Gross Value Added (GVA) per head of population in South Hampshire in 2017 was £23,863 slightly lower than the Hampshire and Isle of Wight and England averages, and further behind the South East England rate<sup>31</sup>; see Figure 5.1. Data are not available for Fareham borough.



**Figure 5.1: Gross Value Added (Income Approach) per head of population at current prices (£), 2010-2016 (Source: ONS, 2018)**

<sup>31</sup> ONS (2018): *Regional Gross Value Added (Income Approach), 1997 to 2017*. Accessed online [15/05/19] at:

<https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/regionalgrossvalueaddedincomeapproach>

5.2.2 In South Hampshire in 2017, as shown in Table 5.1, the sector of the economy with the highest GVA was distribution, transport, accommodation and food with £2,079million, followed by public administration, education and health (£1,543million) and real estate activities (£1,542million)<sup>32</sup>. This trend has been broadly consistent for the last five years, with manufacturing also being a significant economic sector in the sub-region. The sector of the economy with the lowest GVA in South Hampshire was agriculture, mining, electricity, gas, water and waste with £377million. Data are not available for Fareham borough.

**Table 5.1: Gross Value Added (Income Approach) by Industry at Current Prices (£million) in South Hampshire, 2013-2017 (Source: ONS, 2018)**

Sector (South Hampshire)	2013	2014	2015	2016	2017*
Agriculture, mining, electricity, gas, water and waste	343	306	456	354	377
Manufacturing	1,316	1,302	1,405	1,432	1,507
Construction	769	837	873	900	998
Distribution; transport; accommodation and food	1,916	2,055	2,065	2,047	2,079
Information and communication	659	604	701	672	654
Financial and insurance activities	519	452	482	443	478
Real estate activities	1,411	1,476	1,559	1,558	1,542
Business service activities	1,180	1,168	1,183	1,244	1,308
Public administration; education; health	1,505	1,499	1,514	1,412	1,543
Other services and household activities	371	348	339	356	426
All industries	9,989	10,047	10,576	10,418	10,912

\* Provisional data

5.2.3 In Fareham, as can be seen in Table 5.2, the professional, scientific and technical broad industry group had the highest number of business units in 2018 with 835<sup>33</sup>. This is reflected in Hampshire as well as on a regional level in the South East, and on a national scale in England. Public administration and defence had the lowest number of business units at 0, which is also the same in Hampshire, the South East and England.

**Table 5.2: Number of Local Business Units in VAT and/or PAYE Based Enterprises, by Industry in 2018 (Source: ONS, 2018)**

Sector	Fareham	Hampshire	South East	England
Agriculture, forestry & fishing	45	1,990	11,830	99,615

<sup>32</sup> Ibid.

<sup>33</sup> ONS (2018): UK Business: Activity, Size and Location, 2018. Accessed online [20/5/19] at: <https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/ukbusinessactivitysizeandlocation>

Sector	Fareham	Hampshire	South East	England
Production	330	3,605	20,440	128,355
Construction	785	8,595	54,480	288,200
Motor trades	145	1,805	11,045	64,865
Wholesale	155	2,110	15,005	90,855
Retail	230	5,355	27,200	173,540
Transport & storage (inc. postal)	130	1,780	12,615	97,250
Accommodation & food services	185	2,500	19,080	126,685
Information & communication	435	6,295	44,650	202,500
Finance & insurance	105	1,140	8,105	52,320
Property	150	1,995	13,475	85,830
Professional, scientific & technical	835	12,040	81,230	418,850
Business administration & support services	395	4,885	35,265	200,700
Public administration and defence	0	200	1,200	6,735
Education	90	1,085	7,475	40,030
Health	170	2,165	15,475	94,665
Arts, entertainment, recreation & other services	270	3,600	25,985	147,065
<b>TOTAL</b>	<b>4,455</b>	<b>61,145</b>	<b>404,555</b>	<b>2,318,060</b>

### 5.3 Business Demography

5.3.1 Table 5.3 highlights a general rise in the number of new births of enterprises between 2012 and 2016<sup>34</sup>; however between 2016 and 2017 there was a decrease in the number of enterprise births on a national, regional, county and local level.

**Table 5.3: Number of New Births of Enterprises 2012-2017 (Source: ONS, 2018)**

Year	Fareham	Hampshire	South East	England
2012	450	5,745	41,245	239,660
2013	585	7,220	50,895	308,565
2014	555	7,135	51,280	312,920
2015	605	7,830	55,585	344,065
2016	615	8,325	55,955	373,580
2017	515	7,720	51,965	339,345

<sup>34</sup> ONS (2018): *Business Demography, 2018*. Accessed online [20/5/19] at:

<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable>

5.3.2 Table 5.4 shows a similar pattern with a general increase in the annual rate of business deaths at national, regional, county and local level between 2012 and 2017, with the exception of 2012 to 2013 when the number of business deaths decreased at all spatial levels<sup>35</sup>.

**Table 5.4: Number of Deaths of Enterprises 2012-2017 (Source: ONS, 2018)**

Year	Fareham	Hampshire	South East	England
2012	425	5,555	39,000	221,465
2013	410	5,235	36,960	209,010
2014	450	5,255	36,765	217,645
2015	540	6,045	42,065	249,995
2016	510	6,175	42,925	255,075
2017	570	6,860	48,295	320,810

5.3.3 The total number of local business units increased by 555 units in Fareham between 2014 and 2018, with a steady increase over the five year period; see Table 5.5<sup>36</sup>. This trend is consistent with the South East and the England trend.

**Table 5.5: Total Number of Local Units 2014-2018 (Source: ONS, 2019)**

Year	Fareham	South East	England
2014	4,715	413,530	2,639,340
2015	4,930	438,890	2,825,485
2016	5,100	452,705	2,925,760
2017	5,260	465,560	3,043,775
2018	5,270	467,160	3,045,040

5.3.4 In 2015, as can be seen in Figure 5.2, 40.38% of enterprises were 10 or more years old, which is 0.7% lower than in the South East and 2.1% lower than in England<sup>37</sup>. The lowest proportion (14.7%) of businesses were between 2 and 3 years old in Fareham. This trend is mirrored in the South East and in England.

<sup>35</sup> Ibid.

<sup>36</sup> ONS (2018): *Labour Market Profile – Fareham, UK Business Counts (2018)*. Accessed online [20/1/19] at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157303/report.aspx#tabidbr>

<sup>37</sup> ONS (2016): *Age of business, counts by region and district, 2015*. Accessed online [10/6/19] at: <https://www.ons.gov.uk/businessindustryandtrade/changestobusiness/businessbirthsdeathsandsurvivalrates/adhocs/005886ageofbusinesscountsbyregionanddistrict2015>



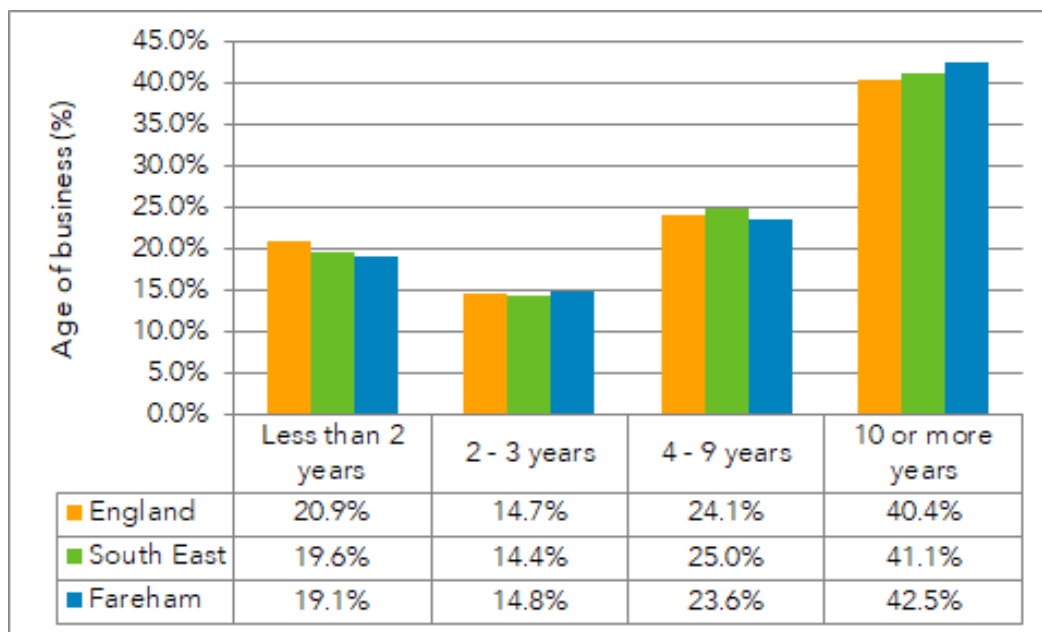


Figure 5.2: Percentage of Businesses by Age in 2015 (Source: ONS, 2015)

## 5.4 Employment Sectors

5.4.1 In Fareham the broad industrial sector which employed the greatest number of people in 2011 was the retail sector, followed by health & social work, public administration & defence, education and manufacturing; see Table 5.6<sup>38</sup>. With the exception of public administration & defence, these sectors were also the top employment sectors at county, regional and national levels. At county, regional and national levels, construction replaced public administration & defence in the top five employment sectors. The sector with the fewest employees in Fareham was activities of extraterritorial organisations and bodies, followed by activities of households as employers and then agriculture, forestry & fishing.

Table 5.6: Employees by Broad Industry (Source: Census 2011)

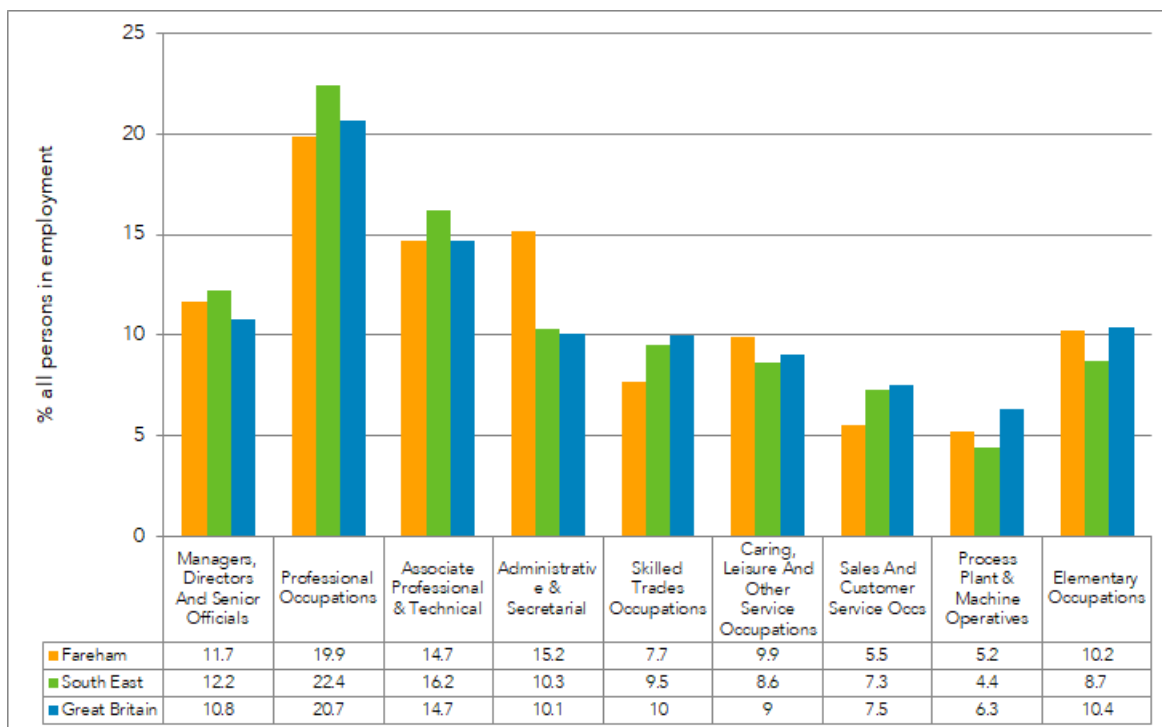
Industry	Fareham	Hants	South East	England
Agriculture, forestry & fishing	149	4,829	28,582	203,789
Mining, quarrying & utilities	804	700	60,081	358,664
Manufacturing	5,581	59,425	306,391	2,226,247
Construction	4,506	53,606	339,761	1,931,936
Wholesale and retail trade; repair of motor vehicles and motor cycles	8,331	102,642	662,860	4,007,570
Transport & storage (inc. postal)	2,886	29,845	222,795	1,260,094
Accommodation & food services	2,357	31,859	214,329	1,399,931

<sup>38</sup> ONS (2013): *Economic activity QS601EW (30/01/2013)*. Accessed online [21/5/19] at:

<https://www.hants.gov.uk/landplanningandenvironment/facts-figures/population/2011-census>

Industry	Fareham	Hants	South East	England
Information & communication	2,513	38,120	235,081	1,024,352
Financial & insurance	2,368	27,573	191,566	1,103,858
Property / real estate	697	9,027	61,133	367,459
Professional scientific & technical	3,487	45,412	317,787	1,687,127
Business administration & support services	2,571	33,713	219,830	1,239,422
Public administration & defence	5,887	51,843	255,674	1,483,450
Education	5,587	61,622	432,119	2,490,199
Health & Social Work	6,329	74,772	495,212	3,121,238
Arts, entertainment, recreation & other services	2,337	30,399	208,963	1,206,021
Activities of households as employers; undifferentiated goods - and services - producing activities of households for own use	41	958	6,581	30,356
Activities of extraterritorial organisations and bodies	14	180	1,978	21,008

5.4.2 Figure 5.3 shows that in Fareham the greatest proportion of people (19.9%) were working in professional occupations in 2018. In the South East and in England professional occupations were also the most common occupation. The balance of occupations in Fareham is broadly similar to that of England as a whole, but with a greater proportion of associate professional & technical occupations, and administrative & secretarial occupations, and fewer process, plant and machine operatives and people in elementary occupations.



**Figure 5.3: Occupation of Residents in Employment (%) (Source: ONS, 2018)**

5.4.3 Table 5.7 shows that Fareham’s median resident earnings are just above the UK’s median resident earnings for males, but for females, all workers and full time workers, median earnings sit below the UK’s median resident earnings<sup>39</sup>. In 2018 all workers in Fareham were on average paid £14.3 less per week than the UK average.

**Table 5.7: Median Resident Weekly Earnings in 2018 (Source: Annual Survey of Hours and Earnings 2018, National Statistics)**

Average Gross Weekly Resident Earnings (Median)	Fareham (£)	UK (£)
Males	559.4	555.0
Females	361.4	369.9
All workers	445.7	460.0
Full time workers	568.3	569.0

## 5.5 Land Supply

5.5.1 In 2018 the available industrial and office land supply<sup>40</sup> with permitted/agreed use classes of A2, B1, B2 and B8 was 177,441 m<sup>2</sup>; see Table 5.8. This is around 12.4% of the total available supply

<sup>39</sup> ONS (2018): *Earnings and hours worked, place of work by local authority: ASHE Table 7*. Accessed online [20/5/19] at: <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofworkbylocalauthorityshetable7>

<sup>40</sup> Includes sites with planning permission, sites permitted subject to legal agreement, and commitments in local plans, local development frameworks, and policy statements, with a floorspace greater than 200m<sup>2</sup>.

for Portsmouth, Southampton and Hampshire<sup>41</sup>. In addition there were 8,667m<sup>2</sup> of permitted retail and leisure floorspace in the borough in 2018<sup>43</sup>.

**Table 5.8: Industrial and Office Land and Floorspace Supply (Source: HCC, 2018)**

Area	A: Permitted (m <sup>2</sup> )	B: Permitted (ha)	C: Not permitted (ha)	Total B+C (ha)
Fareham	177,441	17.7	6.0	23.7
Cities+Hampshire	1,432,267	1,432.3	287.8	1,720.1

**Table 5.9: Retail and Leisure Floorspace Supply (Source: HCC, 2018)**

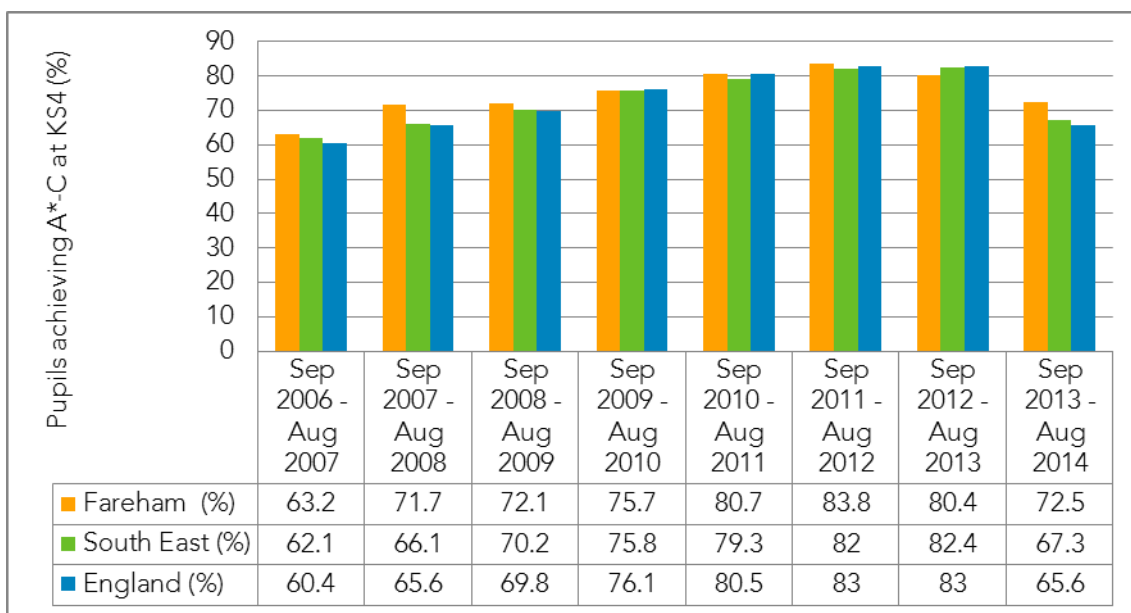
Area	A1 Retail (m <sup>2</sup> )	A3/4/5 Retail (m <sup>2</sup> )	D2 Leisure (m <sup>2</sup> )	C1 Bedrooms
Fareham	7,700	883	0	84
Cities+Hampshire	140,877	9,120	83,890	1,752

## 5.6 Education and Skills

5.6.1 In England, Figure 5.4 shows an overall increasing trend in the number of pupils at the end of Key Stage 4 achieving 5+ A\*-C grades (Census, 2011). This is reflected at a regional and local scale but Fareham has a higher percentage of pupils achieving 5+ A\*-C grades than both regional and national levels. However, between September 2012 and August 2014 there was a significant decrease at all three scales as a result of changes to the way in which papers are graded, although this is less pronounced in Fareham.

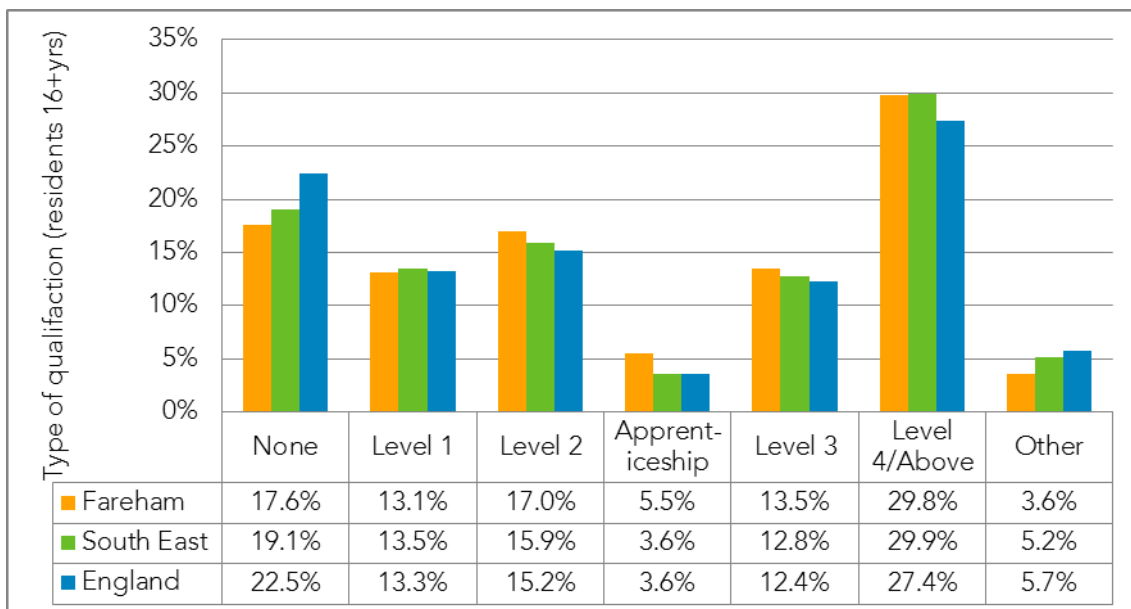
<sup>41</sup> Hampshire County Council: *Industrial Land & Office Floorspace Supply*. Accessed online [20/5/19] at: <https://www.hants.gov.uk/landplanningandenvironment/facts-figures/land-supply>

<sup>43</sup> Hampshire County Council: *Retail & Leisure Floorspace*. Accessed online [20/5/19] at: <https://www.hants.gov.uk/landplanningandenvironment/facts-figures/land-supply>



**Figure 5.4: All Pupils at the End of KS4 Achieving 5+ A\*-C (%) (Source: Census, 2011)**

5.6.2 Figure 5.5 shows that most people in Fareham had Level 4 Qualifications and above in 2011, and this trend can also be seen at the South East and national scales. Fareham has a greater proportion of people in apprenticeships than the regional or national averages, and a smaller proportion of people without any qualifications.



**Figure 5.5: Working Age Population by Type of Qualification (%) (Source: Census, 2011)**

## 5.7 Schools Capacity

5.7.1 The *Hampshire School Place Planning Framework 2019-2023*<sup>45</sup> presents currently available data on schools capacity and projected shortfalls for Fareham borough. The borough is sub-divided into five primary school planning areas and two secondary school planning areas. Table 5.10 and Table 5.11 set out the current and projected capacity figures for 2018 and 2023 in each of these areas. The data show that, in 2023 there is expected to be a shortfall in primary school places in Portchester but this is due to the fact that the Portchester schools attract applications from out of the county, Portsmouth, hence the deficit shown; the local schools have sufficient places for pupils living in their catchment.

**Table 5.10: Projected Primary School Capacity in Fareham Planning Areas (HCC, 2019)**

Primary Planning Area	Number of Infant/ Primary Schools	Year R: Total PANs* Oct 2018	Year R: Number on Roll Oct 2018	Year R: % surplus Oct 2018	Year R: Proposed PANs Oct 2023	Year R: Forecast No. on Roll Oct 2023	Year R: Forecast % surplus Oct 2023
Hill Head / Stubbington	4	150	126	16%	150	135	10%
Fareham Central / East	11	420	389	7%	450	415	8%
Fareham West / North	9	450	456	-1%	480	409	15%
Portchester	5	210	191	9%	210	220	-5%
Whiteley	2	120	122	-2%	150	145	4%

\*'PAN' is the Published Admission Number. This is the number of school places that the admission authority must offer in each relevant age group in a school for which it is the admissions authority. Admission numbers are part of the school's admission arrangements.

**Table 5.11: Projected Secondary School Capacity in Fareham Planning Areas (HCC, 2019)**

Secondary Planning Area	Number of Secondary Schools	Year 7: Total PANs Oct 2018	Year 7: Number on roll Oct 2018	Year 7: % surplus Oct 2018	Year 7: Proposed PANs Oct 2023	Year 7: Forecast No. on Roll Oct 2023	Year 7: Forecast % surplus Oct 2023
Fareham Central / East	4	774	761	2%	774	735	5%

<sup>45</sup> HCC (2019): *Hampshire School Place Planning Framework 2019-2023*. Accessed online [26/11/19] at:

<https://www.hants.gov.uk/educationandlearning/schoolplacesplan>

Fareham West / North / Whiteley	2	570	543	5%	570	519	9%
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## 5.8 Spatial Context

5.8.1 Indices of Deprivation (DCLG, 2019) for Employment, Income, and Education, skills and training are mapped spatially for Fareham borough on Figure 5.6, Figure 5.7 and Figure 5.8. These figures show that, in general, the Western Wards and Hill Head / Stubbington Spatial Planning Areas are among the least deprived communities in the country. The same can be said for north Titchfield but the rural areas are less advantaged. Fareham and Portchester have pockets of more deprived areas, with communities in west and south Fareham as well as in west Portchester most affected by deprivation.

## 5.9 Likely Evolution of the Baseline in the absence of the Local Plan

5.9.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to economic performance that may continue under such a scenario include:

- ▶ Improvements to the economic climate are likely to increase economic opportunities in the wider south Hampshire area.
- ▶ Significant new employment development can be expected to come forward within the plan area, particularly at Welborne.
- ▶ Increases in south Hampshire’s population are likely to increase the demand for jobs in the area.
- ▶ A high rate of out-commuting from the borough is likely to continue due in part to a disparity between housing and employment provision.
- ▶ Major development at Welborne of up to 6,000 homes will require three new primary schools and a new secondary school, and provision is made for these through the Welborne Plan.
- ▶ In addition to the ‘Welborne’ schools, Northern Junior School will be expanded to provide 2 form entry (FE) in 2019, and in 2022 Cornerstone Church of England (CE) Primary is to be relocated and expanded to 3FE and either Sarisbury Infant School or Hook with Warsash CE Academy (Primary) will be expanded by 1FE.

## 5.10 Key Issues

5.10.1 Key economic issues relevant to the Local Plan are:

- ▶ The growth of jobs and employment across a range of sectors should be supported, where necessary by identifying sufficient land supply to accommodate growth.

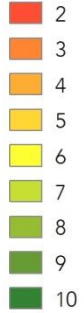
- ▶ New educational and learning facilities should be provided to improve skills and increase opportunities and address any projected shortfalls in schools capacity.
- ▶ Sustainable economic development which supports environmental improvements, improves community cohesion and enhances vitality and vibrancy of urban and rural areas is a central aim.
- ▶ There is potential to attract new companies and higher skilled people by supporting the vitality and vibrancy of the wider area and facilitating a high quality local environment through appropriate land use, design and layout.
- ▶ The borough has higher than average skills levels and a strong employment base in sectors including retail, health & social work, public administration & defence, education and manufacturing. These offer scope for economic growth alongside the strengths of the sub-regional economy which also include construction.
- ▶ Economic development and growth should be encouraged through the expansion of high speed ICT networks.
- ▶ The most common use of floor space in Fareham is for retail purposes.



# Fareham Local Plan

## Indices of Deprivation 2019

### Employment (Decile)



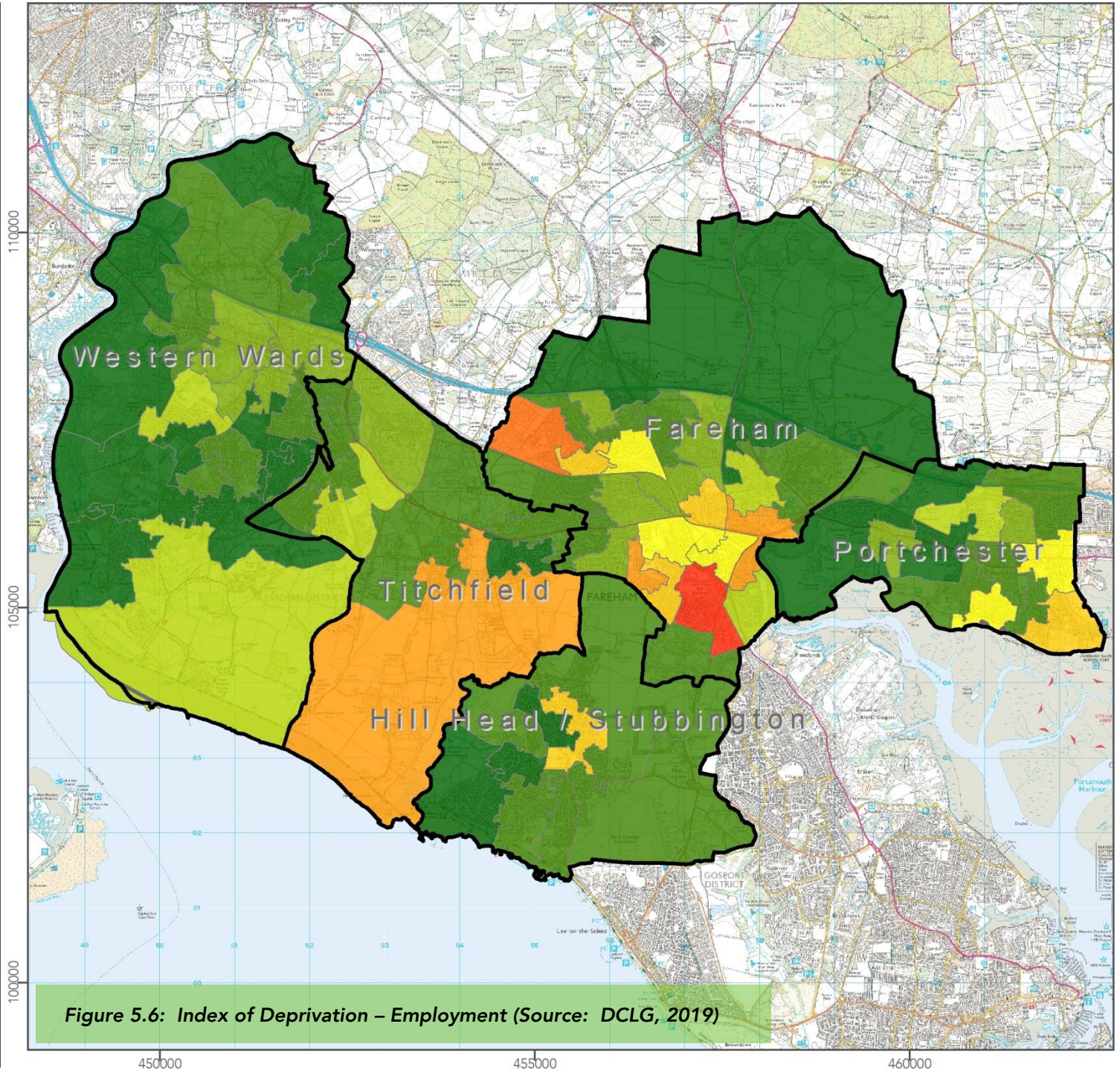
▭ Spatial Planning Areas

▭ Borough



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Scale: 1:75,000      Created by: JC  
 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Employment\_191205



**Figure 5.6: Index of Deprivation – Employment (Source: DCLG, 2019)**

# Fareham Local Plan

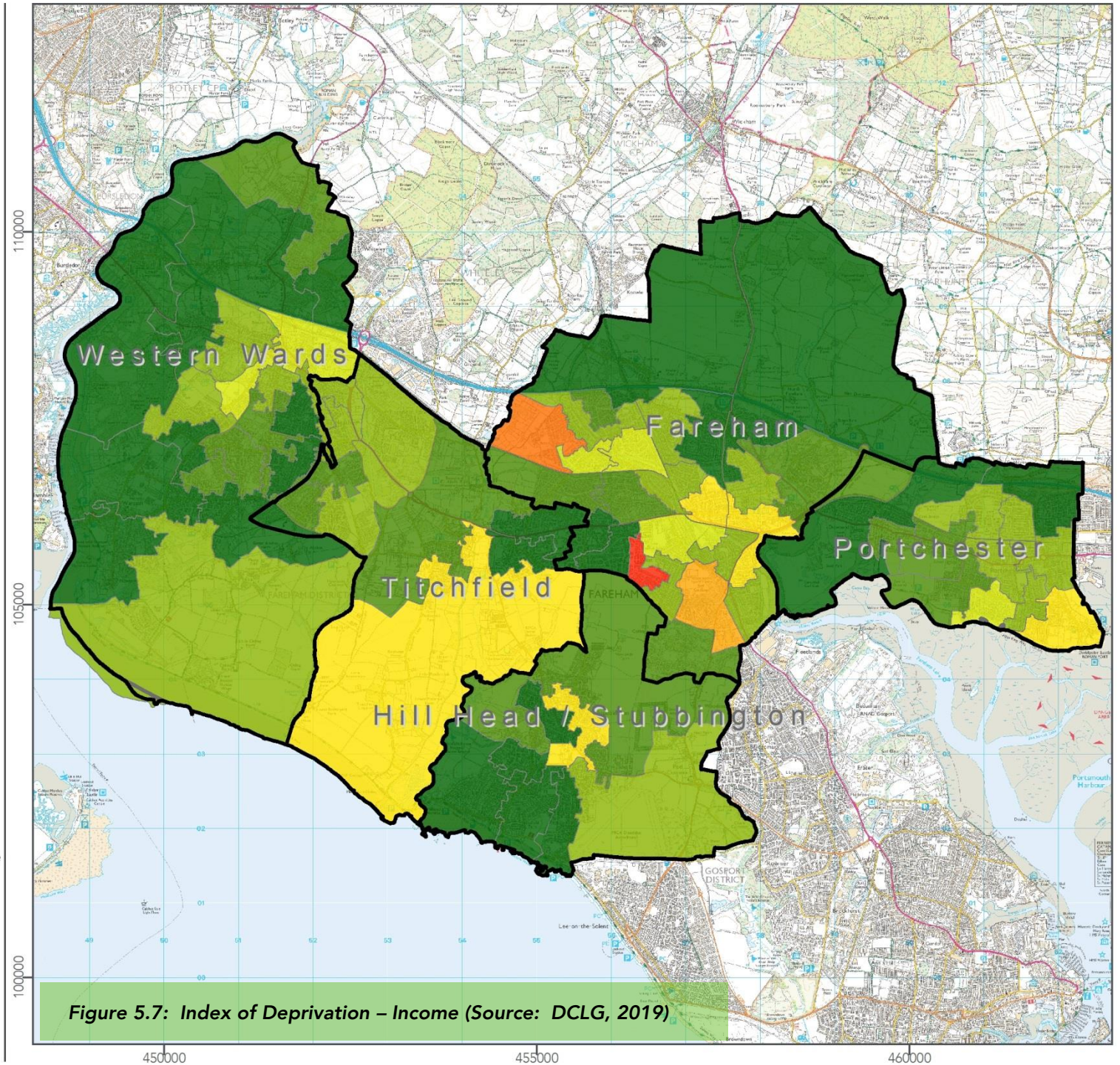
## Indices of Deprivation 2019

### Income (Decile)



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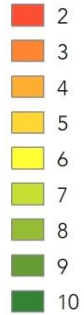


**Figure 5.7: Index of Deprivation – Income (Source: DCLG, 2019)**

# Fareham Local Plan

## Indices of Deprivation 2019

### Education, Skills & Training (Decile)



▭ Spatial Planning Areas

▭ Borough

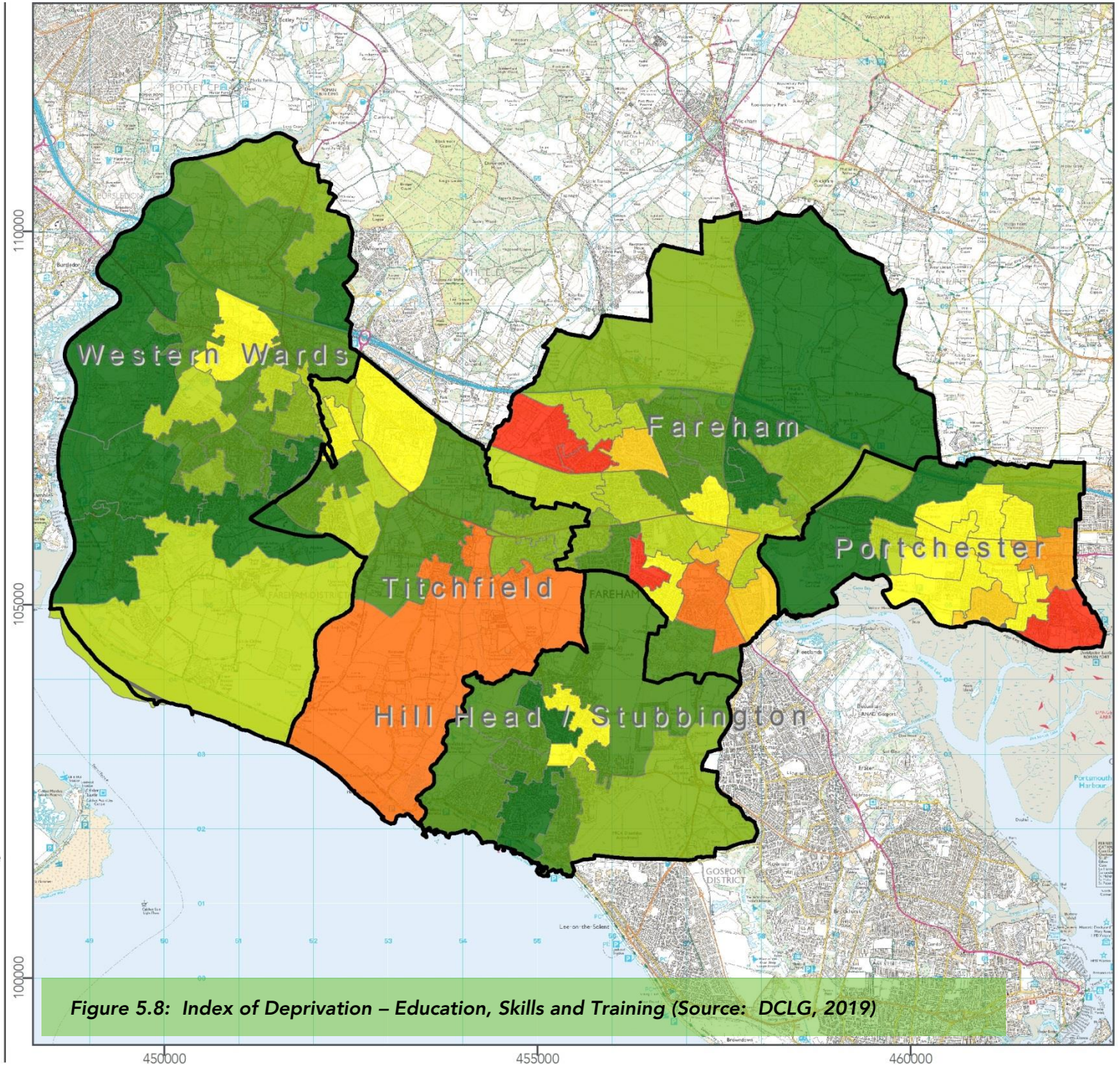


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 UE-0192\_Education\_191206



**Figure 5.8: Index of Deprivation – Education, Skills and Training (Source: DCLG, 2019)**

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## 6 Green Infrastructure & Ecosystems Services

### 6.1 Summary of Policy and Plan Review

6.1.1 European, national and local initiatives on green infrastructure and ecosystems services aim to: halt the loss of biodiversity and restore ecosystem health; incorporate valuation of ecosystems services and natural capital into policy making; improve resilience through connectivity; and identify opportunities for addressing multifunctional green infrastructure (GI) needs through local and sub-regional spatial planning.

### 6.2 Green Infrastructure and Ecosystems Services

6.2.1 This section examines the inter-relationship between all other environmental and socio-economic receptors through the lens of green infrastructure, blue corridors and ecosystem services which are cross-cutting topics of increasing importance (both concepts are defined below). The purpose of this section is to link environmental, social and economic issues in a more integrated way, and emphasise that a good quality environment is essential to continuing social and economic prosperity.

6.2.2 Green infrastructure is a network of multi-functional green spaces, green links and other green areas (for example gardens, allotments, street trees, parks and waterways) which link urban areas with the wider countryside. Blue corridors are where urban development is set back from watercourses, overland flow paths and ponding areas to create a mosaic of urban corridors designed to facilitate natural hydrological processes whilst minimising urban flooding, enhancing biodiversity and improving access to recreation. The underlying principle of green/blue infrastructure is that the same area of land can frequently offer multiple economic, social, and environmental benefits to people if its ecosystems are in a healthy state. These benefits arise through the provision of ecosystem services, which are categorised as follows:

- ▶ Provisioning services – the products obtained from ecosystems, such as food and water;
- ▶ Regulating services – the benefits obtained from the regulation of ecosystem processes, such as flood control and amelioration of extreme heat events;
- ▶ Cultural services – the non-material benefits people obtain from ecosystems, such as spiritual, recreational and aesthetic benefits; and
- ▶ Supporting services – necessary for the production of all other ecosystem services, these intermediate services include nutrient cycling (performed by soils) and habitat provision.

6.2.3 Ecosystem services make economic sense as they provide direct or strategic support of all human activities. The Council's Green Infrastructure Strategy<sup>46</sup> sets out a number of baseline

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<sup>46</sup> FBC (2014): Green Infrastructure Strategy, September 2014. Accessed online [26/11/19] at:

[https://www.fareham.gov.uk/PDF/planning/DSPCoreDocuments/FarehamGI\\_Strategy\\_Sept2014.pdf](https://www.fareham.gov.uk/PDF/planning/DSPCoreDocuments/FarehamGI_Strategy_Sept2014.pdf)

characteristics affecting, or affected by, green infrastructure (and thus its provision of ecosystem services). These are detailed and expanded upon below, whilst Figure 6.1 provides a spatial representation of the borough's green infrastructure assets.

### **6.3 Access and Recreation**

- 6.3.1 The borough has a number of long distance walking routes and cycling routes as well as good quality, large open spaces for recreation and leisure. Warsash Common, Holly Hill Country Park and Titchfield Haven are particular assets, containing a wide variety of habitats and opportunities for recreation and associated cultural benefits. However, there are certain areas of the borough which experience qualitative and quantitative deficiencies in accessible green space.
- 6.3.2 The Fareham Open Space Study (2017) reveals that existing levels of provision of natural greenspace are above the required standard, although some wards have high deficits such as Fareham West. No natural greenspaces were found to fall below the 30% quality value. Provision of parks and amenity open space varies across the borough with 7 wards showing a very good quantity and 8 indicating a deficit. Fareham West again was found to have the biggest deficit, followed closely by Sarisbury and Locks Heath. Of the 18 parks and amenity open space areas subject to quality reviews, 13 were new areas around recently permitted residential housing developments such as at Coldeast and Peters Road and mostly scored well. However improvements were deemed necessary for the remaining areas with the exception of the Sensory Garden in Fareham Town Centre which has been given Green Flag status in recognition of its high quality and value. All but three wards in the borough were found to have a deficiency against the standards for Sports Pitches and Outdoor Sports with regard to both quantity and quality.
- 6.3.3 Table 6.1 shows the quantitative sufficiency/deficit analysis by ward for both natural greenspace, where there is a requirement for 2ha per 1,000 population, parks and amenity open space for which the requirement is 1.5ha per 1,000 population, and outdoor sport for which the requirement is 1.2 ha per 1,000 population (FBC, 2017). Across the borough as a whole, based on Census 2011 population figures, there was a surplus of both natural greenspace and parks and amenity open space of 372.17ha and 25.63ha respectively but a deficit of 72.73ha for outdoor sport facilities.

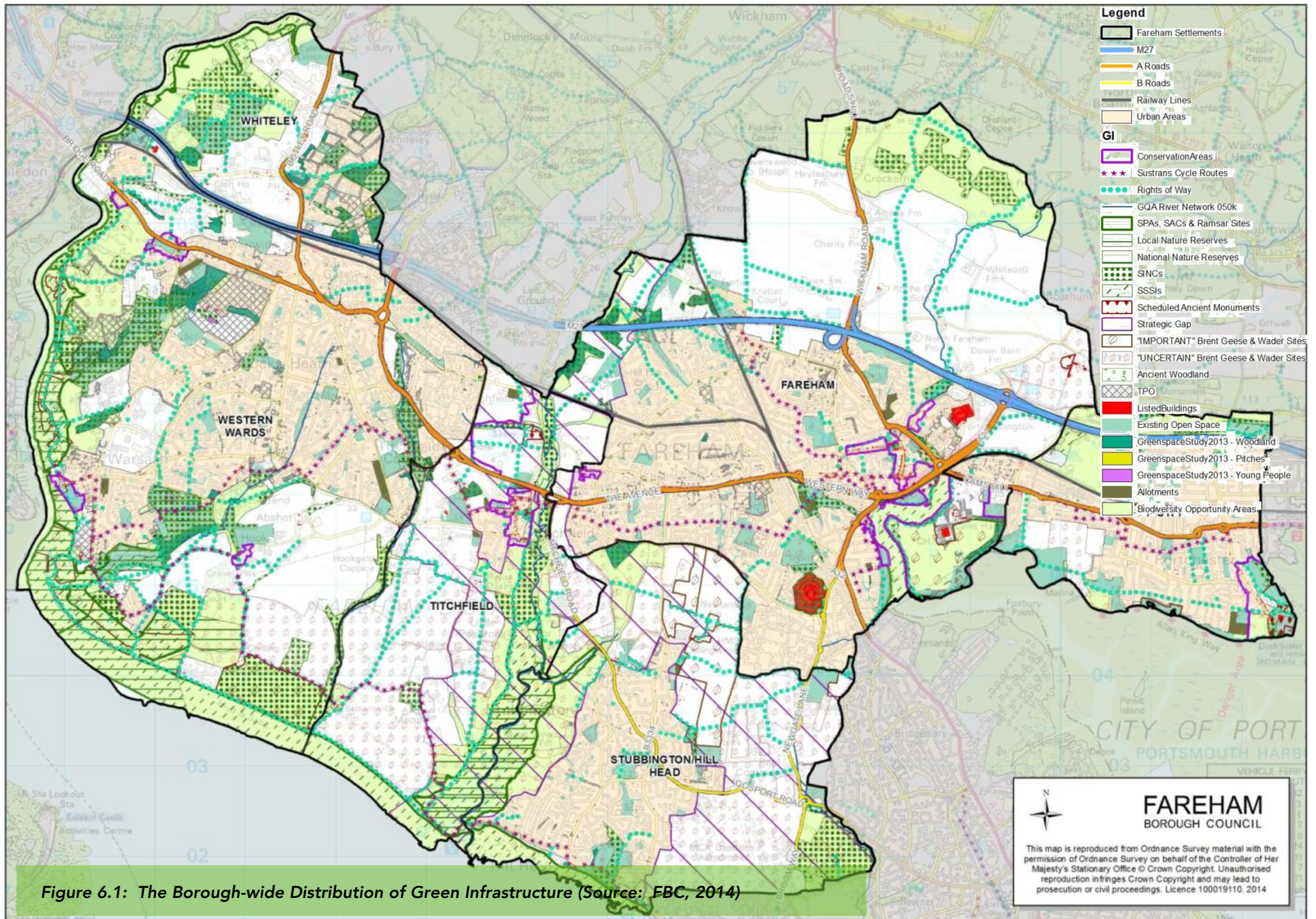


Figure 6.1: The Borough-wide Distribution of Green Infrastructure (Source: FBC, 2014)

## 6.4 Biodiversity

6.4.1 Fareham borough is an important area for biodiversity, especially along the Solent coastlines. Green infrastructure not only supports and enhances biodiversity assets by providing connecting corridors across the urban landscape, but it also provides people with access to nature, potentially encouraging an affinity with wildlife. The development proposed in the borough and other parts of South Hampshire could potentially have a significant effect on sites designated for their European nature conservation importance, for example through disturbance, erosion and pollution, so the provision of good quality, accessible green space close to new development is important for minimising such impacts.

**Table 6.1: Overview of Surplus and Deficit in Provision (Source: FBC, 2017)**

Ward	Natural Greenspace Sufficiency /Deficit (ha)	Parks & Amenity Sufficiency /Deficit (ha)	Sports Pitches and Outdoor Sports Sufficiency/Deficit (ha)	Total Provision (ha)
Fareham East	5.87	5.68	-6.23	5.32
Fareham North	30.38	-2.04	-8.33	14.92
Fareham North-West	-4.24	-2.03	-6.27	-12.54
Fareham South	3.04	1.28	0.82	5.14
Fareham West	-11.08	-6.94	-7.9	-25.92
Hill Head	50.79	-2.39	-8.59	39.81
Locks Heath	-3.04	-3.68	-8.05	-14.77
Park Gate	14.05	-1.81	-2.73	9.51
Portchester East	15.49	15.63	-7.4	23.72
Portchester West	25.12	-1.08	-2.19	21.85
Sarisbury	90.67	-4.71	4.05	90.01
Stubbington	-7.72	5.33	1.89	-0.5
Titchfield	110.12	13.12	-8.05	115.19
Titchfield Common	2.84	3.75	-6.93	-0.34
Warsash	54.97	5.52	-6.82	53.67
<b>TOTAL</b>	<b>372.17</b>	<b>25.63</b>	<b>-72.73</b>	<b>325.07</b>

## 6.5 Health and Wellbeing

6.5.1 Fareham borough has an ageing population (it is expected that by 2026 over a quarter of residents will be over 65); increasing occurrences of obesity (around 17% of year 6 children were



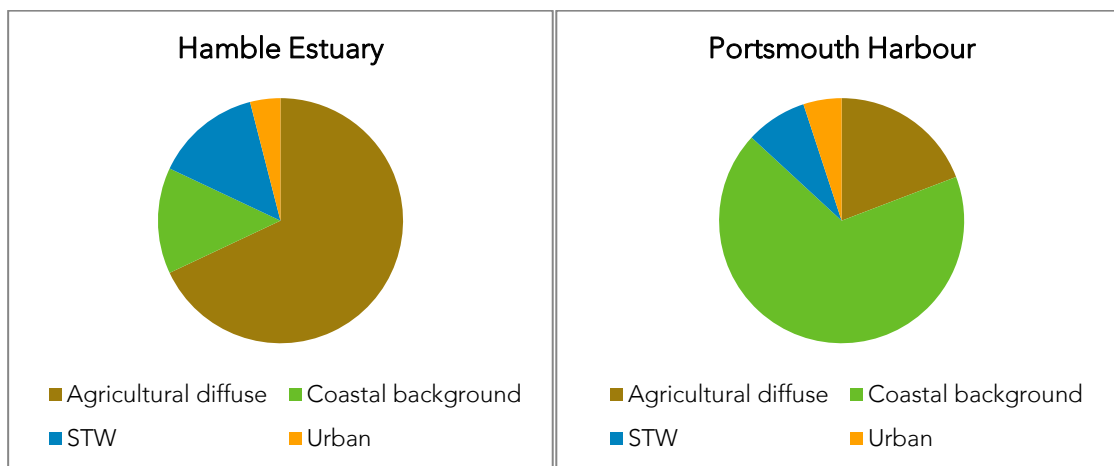
classified as obese in 2011); and pockets of health deprivation in and around Fareham town, and also in Fareham North West. This is putting increasing pressure on health services. However, the health benefits of green infrastructure in encouraging more active lifestyles and improving wellbeing is well documented. Safe, accessible green space and walking/cycling routes provide people with the opportunity and the incentive to take physical exercise (which also benefits mental health), whilst views of attractive green space is reported to improve recovery from illness, as well as employee productivity.

## **6.6 Climate Change Adaptation and Mitigation**

6.6.1 Climate change is a significant challenge facing Fareham borough, with hotter summers, wetter winters and increased coastal flooding expected in future. Green infrastructure not only provides wildlife with the opportunity to move and migrate in response to climate change, but, crucially, it can also help society to adapt to the predicted effects of climate change. Green space, particularly trees, reduce warming through provision of shade and associated processes of reflection and evapotranspiration; and reduce flooding through intercepting rainfall, improving infiltration of water into the soil, and binding the soil thus preventing erosion during runoff. Plants also capture carbon from the atmosphere, storing it within their biomass, thus helping to mitigate against climate change. The greatest carbon store is actually the soil, and particularly wetland soil - the degradation of soils from development and unsustainable agriculture releases a substantial amount of carbon into the atmosphere.

## **6.7 Air and Water Quality**

6.7.1 Whilst air quality is generally good in the borough, areas prone to high volumes of traffic are experiencing inflated levels of nitrogen dioxide, for example within Fareham town centre. Opportunities exist for greater tree planting along roads, where safety is not compromised, to help improve air quality, as certain tree species are known to intercept and/or absorb gaseous pollutants and particulate matter. The borough's key rivers, the Meon, Wallington and Hamble, generally show relatively high levels of nitrates and phosphates. This can lead to eutrophication and excessive growth of algae which affect water quality. The main sources are drainage from farmland (fertilisers and runoff from manure), sewage effluent (which contains dishwasher detergents, food and drink additives) and coastal background and urban runoff. The contribution of each of these sources to Nitrogen in the Hamble Estuary and Portsmouth Harbour waterbodies is shown in Figure 6.2. The use of green infrastructure assets such as trees, green spaces and sustainable drainage systems not only help alleviate surface water flooding, but also help to remove pollutants from water systems.



**Figure 6.2: Percentage N Contribution to Waterbodies from different Sources (EA, 2019)**

## 6.8 Economic Success

6.8.1 Green infrastructure has the potential to support economic growth, for example through attracting a skilled workforce and new businesses to the area; by reducing the frequency and severity of flood events that can cause financial setbacks to property and businesses; or indirectly through improving the physical and mental health of the workforce, reducing the number of sick days and boosting productivity. The borough’s Tree Strategy (FBC, 2012) states that Fareham’s Urban Forest contributes significantly to Fareham's reputation as being an attractive place to live, work in and visit.

## 6.9 Heritage and Landscape

6.9.1 Green infrastructure plays an important role in enhancing sense of place and identity, recreation and heritage management. Due to its location, the borough has the potential to provide a ‘gateway’ for tourists and visitors to enter the South Downs National Park and the coastal area; green corridors provide important links between residential areas or transport connections with these key landscape assets. However, residential growth can have significant effects on landscape quality, including through impacts on noise pollution, light pollution and broader effects on people’s perceptions of tranquillity (see also section 10.6).

## 6.10 Spatial Context

6.10.1 In 2017 PfSH (formerly PUSH) published a Green Infrastructure Strategy seeking to maximise opportunities for the delivery of new development and green infrastructure features in a complimentary and coordinated way across the sub-region. The strategy focusses on strategic components of a landscape scale green infrastructure network, including Strategic Rights of Way, Country Parks, large-scale suitable alternative natural greenspace (SANG), community forest, river and strategic wildlife corridors, internationally important habitat areas, NNRs, and National Parks and AONBs . Ensuring these strategic components link together at the local levels is essential to guarantee the benefits described above are delivered. The Ecological

Network referred to in section 3.6 of this report is a tool that will help inform the location and nature of green infrastructure provision across the sub-region.

- 6.10.2 The strategy showed that some urban parts of Havant, Portsmouth, Gosport, Fareham (Stubbington), northern areas of Eastleigh and Winchester and Test Valley have no access to natural greenspace sites over 20ha in size within 2km (as recommended by Natural England's Accessible Natural Greenspace Standard). In terms of sub-regional scale green corridors, the Pilgrim's Trail and the Monarch's Way are both key routes, the former linking Winchester with Portsmouth, and the latter passing through Hampshire from north-east of Salisbury to Rowlands Castle on the Sussex border. Long distance routes are also present along much of the Hampshire coast.
- 6.10.3 All five of the Spatial Planning Areas in Fareham borough have good provision of rights of way and cycle routes, both within urban areas, and linking to the countryside or coastal areas. Titchfield in particular benefits from the accessible riparian corridor along the River Meon, which links the village with Titchfield Haven and beyond to the coastal path. Similarly, the River Hamble provides a recreation and wildlife corridor along the south and west of the Western Wards. The latter Spatial Planning Area also benefits from a good number of small areas of amenity open space dotted across the urban area, improving accessibility and visual amenity for residents and workers, as well as patches of woodland in the more peri-urban areas. Overall the Western Wards has a large surplus of both natural greenspace and amenity open space, though there is under-provision of both in the ward of Park Gate (FBC, 2014b). Hill Head / Stubbington, Fareham and Portchester have proportionally fewer yet generally larger areas of amenity open space, however Titchfield has a deficit of both open spaces and natural areas. The adjacent ward of Fareham West has a particular deficit of natural and amenity spaces.

## **6.11 Likely Evolution of the Baseline in the Absence of the Local Plan**

- 6.11.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. The Green Infrastructure Strategy for Fareham would help to ensure that the needs and requirements for the borough's green infrastructure network are successfully being met, focussing on protection, enhancement, restoration and creation. However, without the Local Plan, housing development could put increased pressure on Fareham's green spaces, with a risk of degradation from increased use if no additional spaces are created, or even the possible loss of some green areas to development.

## **6.12 Key Issues**

- 6.12.1 Key issues for GI and ecosystems services relevant to the Local Plan are:
- ▶ There are significant opportunities to improve linkages between areas of open space, parks and the open countryside.
  - ▶ Establishing blue corridors would help relieve the pressure of flooding on upstream and downstream communities and make flood protection options within the urban area more resilient and flexible.

- ▶ Certain areas of the borough experience qualitative and quantitative deficiencies in accessible green space. The wards of Fareham West, Titchfield and Park Gate in particular lack access to both natural greenspace and amenity open space.
- ▶ Fragmentation of cycle routes in some locations does not help would-be cyclists to move to this mode of transport.
- ▶ The borough has an ageing population, worsening obesity levels, and pockets of health deprivation in and around Fareham town and Fareham North West.
- ▶ Opportunities exist for greater tree planting along roads, where safety is not compromised, to help improve air quality and provide shading.
- ▶ The urban areas of Fareham and Portchester are considered to be the least tranquil parts of the borough due to their highly urbanised nature.

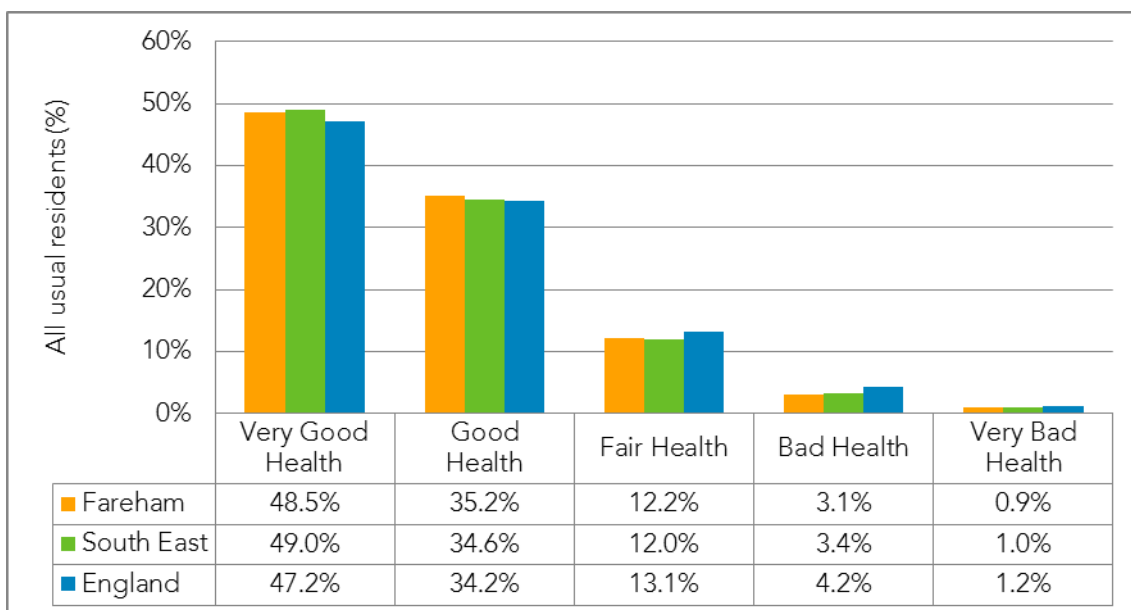
# 7 Health

## 7.1 Summary of Policy and Plan Review

7.1.1 National and regional health related PPPs focus on improving rates of infant mortality and life expectancy; reducing work related illness and accidents; significantly improving levels of sport and physical activity, particularly among disadvantaged groups; promoting healthier modes of travel; supporting the public to make healthier and more informed choices in regards to their health; improving accessibility to healthcare and leisure/recreational facilities; and reducing health inequalities, particularly for children and older people. New health, sporting, leisure and recreational facilities should be provided and should encourage walking, cycling and a more active lifestyle. Well located and affordable housing should be provided of high quality for all local residents' needs.

## 7.2 Health Indicators

7.2.1 As Figure 7.1 shows the percentage of people in very good health in Fareham borough was 48.5% which is slightly lower than the figure for South East (49.0%) and slightly higher than for England (47.2%)<sup>47</sup>. Additionally the percentage of people in good health in Fareham is quite high (35.2%) which is higher than the South East and England where the percentage of people in good health are 34.6% and 34.2% respectively. There is a low percentage of people in very bad health in Fareham, making up just 0.9% of the population.



**Figure 7.1: General Level of Health (All Residents) (Source: Census, 2011)**

<sup>47</sup> Neighbourhood Statistics: General Health, 2011 (QS302EW). Accessed online [21/1/16] at:

<https://www.hants.gov.uk/landplanningandenvironment/facts-figures/population/2011-census>

7.2.2 Public Health England’s summary for the borough is presented in Figure 7.2 and shows that, for most indicators, Fareham borough residents report average or above average health when compared to regional and national averages<sup>48</sup>. Notable exceptions are for numbers killed or seriously injured on roads, dementia diagnoses (65+) and adult obesity.



Figure 7.2: Health Summary for Fareham Borough (Source: Public Health England, 2019)

7.2.3 In 2018 the average life expectancy in Fareham for males (at birth) was 81.3, which is higher than the England average of 79.6<sup>49</sup>. For women (at birth) in Fareham average life expectancy was

<sup>48</sup> Public Health England (2018): Fareham District Health Profile 2018. Accessed online [20/5/19] at :

[https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000087?place\\_name=Fareham&search\\_type=parent-area](https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000087?place_name=Fareham&search_type=parent-area)

<sup>49</sup> Ibid.

higher at 84.1 years of age, which is also slightly higher than the average life expectancy in England at 83.1. The infant mortality rate in Fareham in 2018 was 5.3 per 1,000 live births, which is worse than the England rate at 3.9<sup>50</sup>.

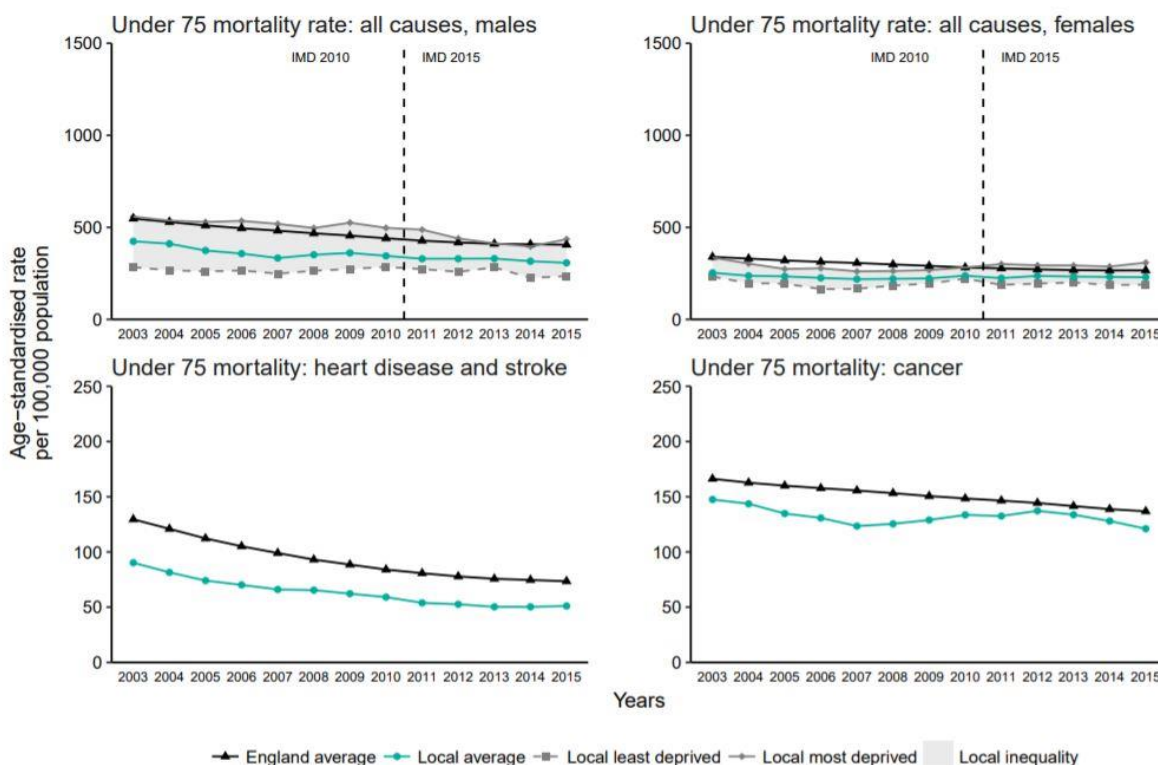
- 7.2.4 Obesity is an increasing national issue, and one that will contribute to significant health impacts in individuals, including increasing the risk of a range of diseases such as heart disease, diabetes and some forms cancer. In Fareham the percentage of Year 6 children classified as obese has decreased from 15.7% in 2011 (Census, 2011) to 14.4% in 2017/8 (Public Health England, 2019). However, the number of obese adults has increased from 62.6% in 2016/17 to 67.4% in 2017/18. Alongside this, an ageing population has the potential to have implications for services in the borough. This stems from the impact of the growth of the older population on the provision of health and social care services, and an ageing population will increase the dependency ratio in the borough.

### **7.3 Health Inequalities**

- 7.3.1 Although Fareham residents enjoy relatively good health there are disparities both within the borough and between the borough and national rates. For men, as Figure 7.3 shows, significantly fewer of the least deprived men suffer early death (under 75yrs) than the English rate, however, for the most deprived men the rate has increase from parity with the English rate between 2006 and 2011 before coming back in line with the national rate. This pattern is not apparent for women where the rate has been consistently lower than the England average, although this gap is closing.

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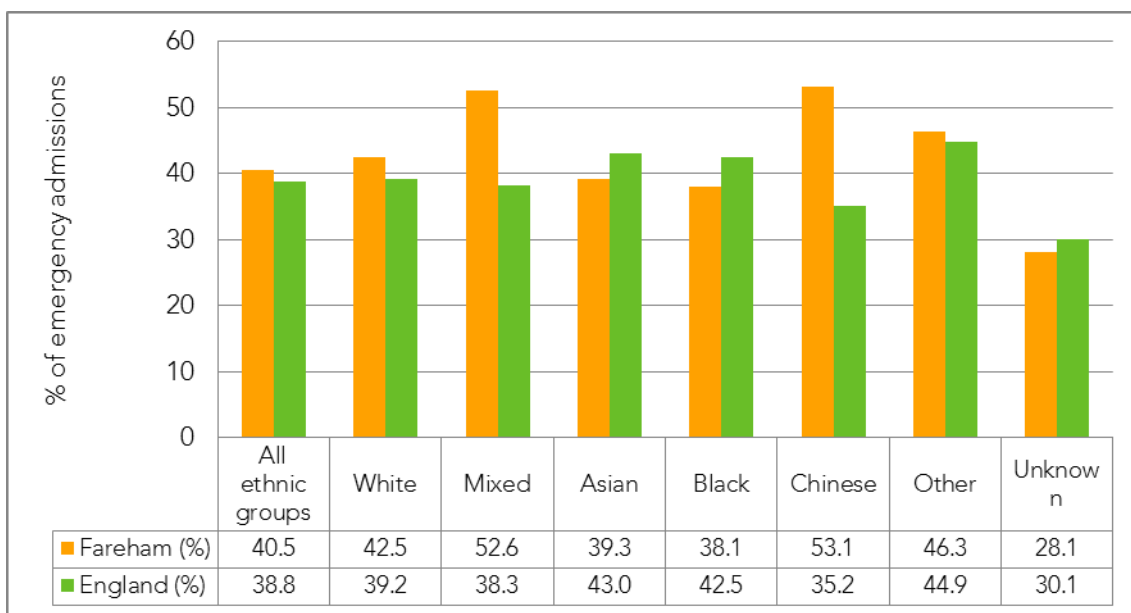
<sup>50</sup> *Ibid.*



**Figure 7.3: Rate of Early Deaths (Men & Women, per 100,000 Population, 2003-2015)**  
 (Source: Public Health England, 2018)

7.3.2 Health disparities by ethnicity can be seen in Figure 7.4. This chart shows the percentage of hospital admissions for each ethnic group that were emergencies, rather than planned. A higher percentage of emergency admissions may be caused by higher levels of urgent need for hospital services or lower use of services in the community. Emergency admissions in Fareham are generally in line with rates in England, however, a significantly greater proportion of people of Mixed (52.6%) or Chinese (53.1%) origin were admitted as an emergency than is the national average for these groups.





**Figure 7.4: Percentage of Hospital Admissions that were Emergencies, by Ethnic Group, 2013 (Source: Public Health England, 2015)**

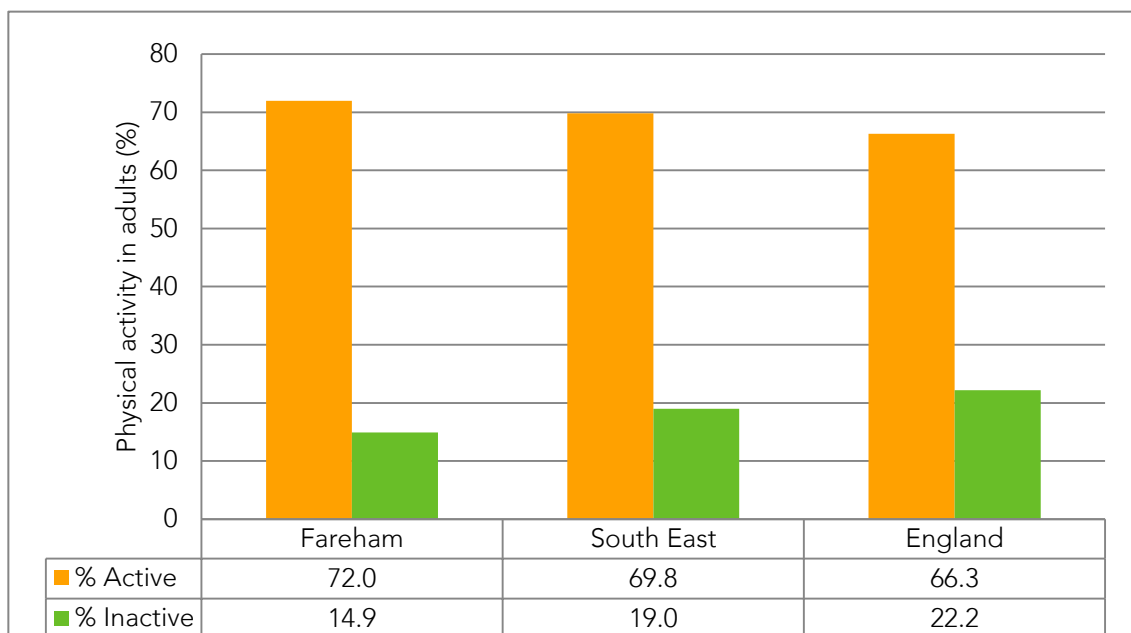
## 7.4 Participation in Sports and Fitness Activities

7.4.1.1 In 2017/18, 72.0% of adults in Fareham were active, which is 2.2% higher than in the South East and 5.7% higher than in England; see Figure 7.5<sup>51</sup>. Fareham also has the lowest percentage of inactive adults at 14.9%, compared to the South East (19.0%) and England (22.2%).

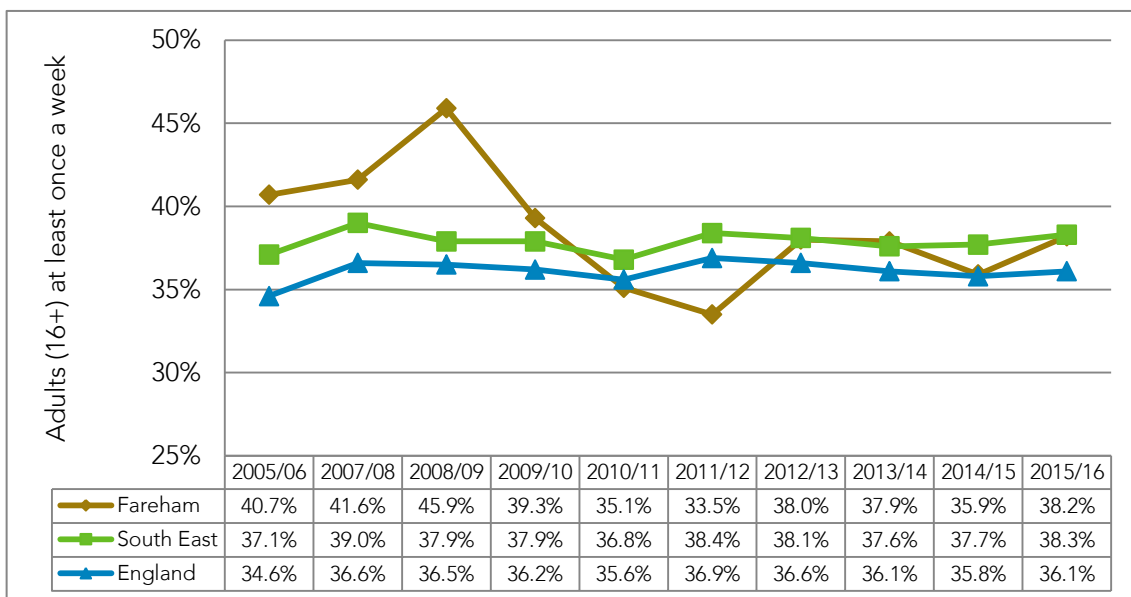
7.4.1.2 The trend for weekly adult participation in sport in Fareham, as highlighted by Figure 7.6, has fluctuated from 2005/06 to 2015/16<sup>52</sup>. In 2005/06 Fareham had a higher percentage of participation (40.7%) than the South East (37.1%) and England (34.6%). Participation in sport in Fareham increased annually to 2008/09 where it peaked at 45.9%. In 2015/16, 38.2% of adults participated in sports once a week in Fareham, which is similar to the South East value (38.3%) and England (36.1%).

<sup>51</sup> Public Health England: Public Health Outcomes Framework – Health Improvement. Accessed online [21/5/19] at: <http://www.phoutcomes.info/public-health-outcomes-framework#page/1/gid/1000042/pat/6/par/E12000008/ati/101/are/E07000087>

<sup>52</sup> Sport England: Active People Survey, 2018. Accessed online [21/5/19] at: <http://activepeople.sportengland.org/Result#ViewStateId=185&OutputType=2>



**Figure 7.5: Percentage of Physically Active/Inactive Adults, 2017/18 (Source: Public Health England, 2018)**



**Figure 7.6: Adult (16+) Participation in Sport at Least Once a Week (Source: Sport England, 2018)**

## 7.5 PFSH Air Quality Impact Assessment

7.5.1 Air Quality is a key issue impacting on human health. The key pollutants of concern with regard to human health are NO<sub>2</sub> and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). As described in section 2, the PFSH Air Quality Impact Assessment modelled predicted concentrations of these pollutants across the sub-region over the period up to 2034. Modelled levels were compared against air quality objectives, which are nationally set pollutant levels which must not be exceeded based on what

is considered to be acceptable in terms of what is scientifically known about the effects of each pollutant on health. The annual mean objective for NO<sub>2</sub> and PM<sub>10</sub> is 40 µg/m<sup>3</sup>, and 25 µg/m<sup>3</sup> for PM<sub>2.5</sub>.

- 7.5.2 In the 2034 baseline scenario, that is without any further development above 2014 levels, the levels of these pollutants was predicted to be below the objectives in all areas where the air quality objectives apply, that is where there is a risk of human exposure.

## **7.6 Spatial Context**

- 7.6.1 Figure 7.7 maps the Index of Health Deprivation (DCLG, 2019) for Fareham borough, and shows that, as with other indices, the Western Wards and Hill Head / Stubbington Spatial Planning Areas are among the least deprived communities in the country, together with urban parts of Titchfield and Portchester. Fareham has pockets of more deprived areas, with communities in west and south Fareham most affected by health deprivation.

## **7.7 Likely Evolution of the Baseline in the Absence of the Local Plan**

- 7.7.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to health that may continue under such a scenario include:
- ▶ Fareham, in common with many other areas, is experiencing an ageing population. This will have implications for health service provision and accessibility to other services, facilities and amenities.
  - ▶ Obesity is seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.
  - ▶ Medical advances, including linked to improved diagnosis, pharmaceutical innovations and technological enhancements have the potential to lead to improvements in the prediction, prevention and treatment of illnesses.
  - ▶ Changes in the extent of noise pollution alongside road traffic growth.
  - ▶ Efforts to meet the borough's housing needs over and above the current Local Plan's provision would not benefit from strategic planning to help ensure that new homes are readily accessible to health and fitness resources, or co-located with a range of service to encourage travel by healthy modes (walking and cycling).

## **7.8 Key Issues**

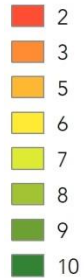
- 7.8.1 Key health issues relevant to the Local Plan are:
- ▶ New health, sporting, leisure and recreational facilities should be provided and should encourage walking, cycling and more active lifestyles.

- ▶ The development of a high quality multifunctional green infrastructure network should be promoted.
- ▶ The development of safe and accessible cycle networks to facilitate cyclist-friendly development, and enable intermodality with other modes of transport.
- ▶ The provision of high quality, well located and affordable housing appropriate for local residents' needs should be provided.
- ▶ Fareham has a good level of health, but disparities are present especially between males in the borough and between ethnicities.
- ▶ Health inequalities exist between the most and least deprived areas of the borough.
- ▶ Difficulties in meeting the needs of an ageing population.
- ▶ Adult participation in sport has decreased in Fareham in recent years, although participation levels are starting to pick up again slowly.
- ▶ The priorities for action identified for Fareham by Public Health England include alcohol and related disease, cancer, healthy ageing, improving provision and delivery of local mental health services and influencing health systems to improve primary care access and secondary care use.

# Fareham Local Plan

## Indices of Deprivation 2019

### Health (Decile)

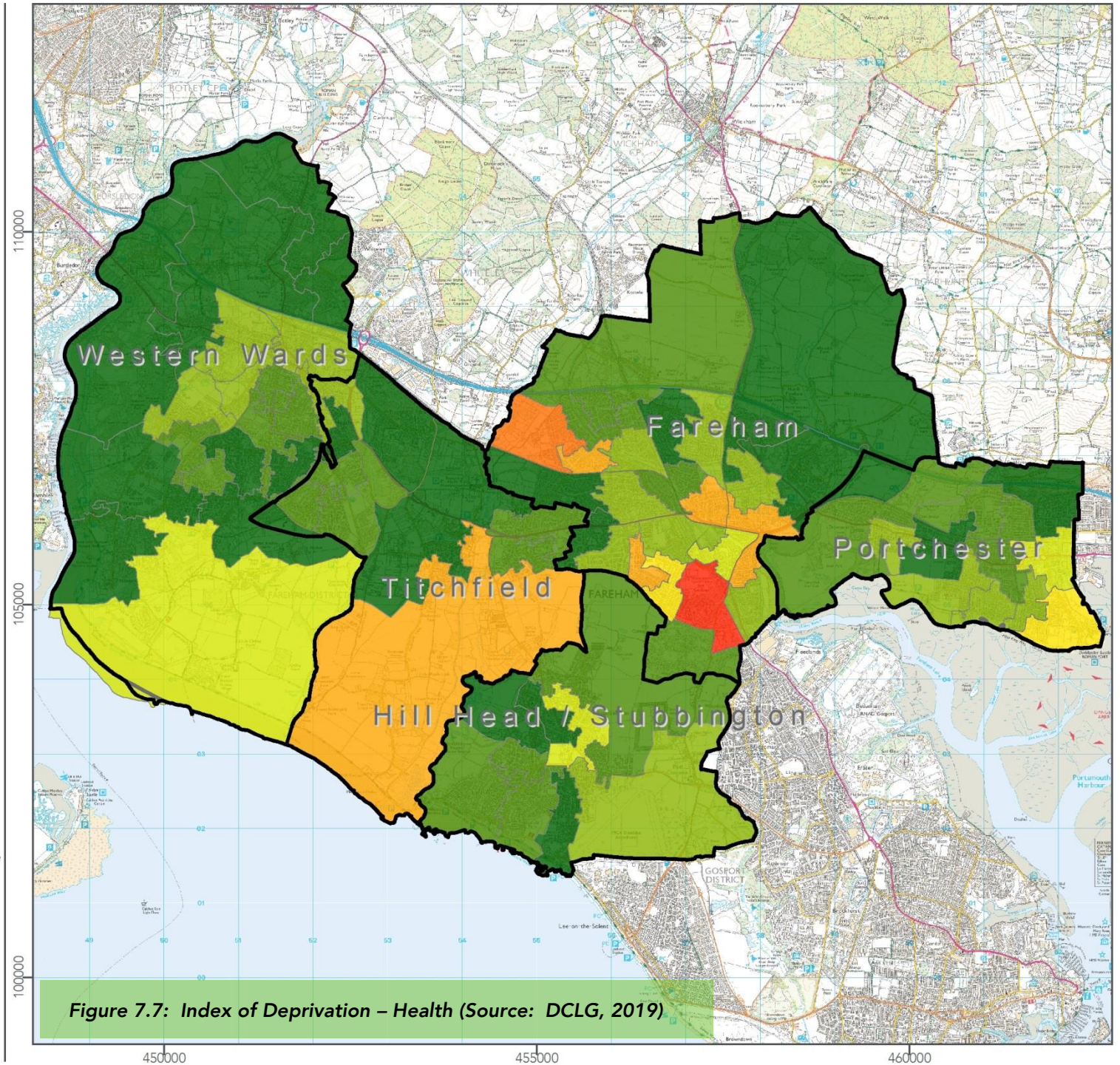


- Spatial Planning Areas
- Borough



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 © Historic England 2019. © Natural England 2019.  
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Scale: 1:75,000      Created by: JC  
 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Health\_191206



**Figure 7.7: Index of Deprivation – Health (Source: DCLG, 2019)**

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## 8 Historic Environment

### 8.1 Summary of Policy and Plan Review

- 8.1.1 Historic environment priorities from international to local level include protecting designated resources and their settings (such as listed buildings, conservation areas, scheduled monuments, and registered parks and gardens); recognising the cultural aspects of landscape and establishing mechanisms for their 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.
- 8.1.2 The protection and enhancement of cultural heritage assets and their settings should be evaluated and considered throughout the forward planning and development management processes. There is a need to support high quality design and appropriate layout of new development to preserve or enhance features of historical interest, including archaeological assets, both potential and realised. Development which protects, and where possible improves landscape and townscape character should be encouraged.

### 8.2 Historic Development of the Borough

- 8.2.1 The historic environment of the area, which influences its sense of place and identity, is defined both by its individual heritage assets, designated and non-designated, and the setting of these assets through historic landscapes and townscapes. The historic development of the area has been influenced by a wide variety of factors. These include:
- ▶ The Roman occupation of the area from AD43, culminating in the building of Portchester Castle in the late 3rd century;
  - ▶ Saxon and Norman settlement;
  - ▶ The development of Fareham as a market town from the 12th Century and subsequent expansion of naval and seaport activities;
  - ▶ The development of the shipbuilding industry in the 17th/18th Centuries;
  - ▶ Growth of Fareham in the Georgian and early Victorian era, linked with the proximity of the Royal Navy and naval dockyards;
  - ▶ The arrival of the railway in 1841;
  - ▶ Expansion of small scale industry from Victorian times, including the production of chimney-pots, leather-tanning, brewing, flour, woollen goods, sacking, timber, pottery, and clay-pipes; and
  - ▶ Rapid expansion of the borough's population from the 1950s.

8.2.2 The historic development of the area is reflected by the area's diverse cultural heritage resource, and whilst this resource includes better known assets such as Portchester Castle, Fort Fareham, Forts Nelson and Southwick (just outside the borough), Titchfield Abbey and the Georgian architecture of Fareham, the historic environment in the borough is broad ranging, and incorporates a wide variety of features, sites and areas.

### **8.3 Designated and Non-designated Sites and Areas**

8.3.1 A number of features and areas for the historic environment are recognised through historic environment designations. These include listed buildings and Scheduled Ancient Monuments, which are nationally designated, and conservation areas, which are usually designated at the local level. Historic England is the statutory consultee for certain categories of listed building consent and all applications for scheduled monument consent. The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms, and information can be found on the Historic Environment Record<sup>53</sup>.

8.3.2 Scheduled monuments are sites of national importance and protected by the Ancient Monuments and Archaeological Areas Act 1979. There are five scheduled monuments located in the borough:

- ▶ Fort Fareham;
- ▶ Portchester Castle;
- ▶ Titchfield Abbey and fishponds;
- ▶ Stony Bridge, Titchfield; and
- ▶ World War II Heavy Anti-aircraft gunsite at Monument Farm,

8.3.3 In addition, Fort Nelson and Fort Southwick scheduled monuments are located just outside the borough north of Portchester, and St Andrew's Castle (with Iron Age linear earthwork and additional remains) is on the other side of the Hamble at Hamble Common.

8.3.4 Listed buildings are those which have been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are 432 nationally listed buildings and structures within Fareham borough, as follows:

- ▶ 4 Grade I listed buildings (Monastic Barn of Titchfield Abbey at Fern Hill Farm, Portchester Castle, Church of St Mary, and Parish Church of St Peter);
- ▶ 408 Grade II listed buildings; and
- ▶ 20 Grade II\* listed buildings.

8.3.5 The site of the Grace Dieu in the Upper Hamble estuary is nationally designated under the Protection of Wrecks Act 1973; a Statutory Instrument identifies the location of the site and the extent of the restricted area to ensure it is protected. The site harbours the remains of an

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<sup>53</sup> Heritage Gateway: Hampshire Archaeology and Historic Building Record. Accessed online [22/1/16] at:

<http://www.heritagegateway.org.uk/Gateway/CHR/herdetail.aspx?crit=&ctid=97&id=4774>



English carrack which burnt in the River Hamble in 1439 after being struck by lightning. At 1,400 tons, the vessel was the largest of Henry V's 'great ships' and probably one of the largest clinker vessels ever built. Built in 1418, part of her crew mutinied on her one known cruise, and she never went to sea again, being laid up in Southampton Water for several years. She was then towed upstream to her final mud berth on the River Hamble. Following the lightning strike she was then partially broken up for salvage.

8.3.6 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This is judged by local authorities against local and regional criteria, rather than national importance as is the case with listing. Conservation Area designation increases the local planning authority's control over demolition of buildings and over certain alterations to residential properties which would normally be classed as 'permitted development' and not require planning permission. There are 13 Conservation Areas in the borough of Fareham, each of which is supported by a character assessment and management strategy<sup>54</sup>:

- ▶ Cams Hall, Castle Street (Portchester), Catisfield, Fareham High Street, Hook, Osborn Road, Sarisbury Green, Swanwick Shore, Titchfield, Titchfield Abbey, Town Quay (Fareham), Wallington, and Warsash.

8.3.7 Hampshire County Council maintains the Archaeology and Historic Buildings Record (AHBR) for the county and together with GIS datasets for red, orange, yellow and green archaeological ALERT areas. This represents the most important and sensitive archaeological sites in the county; those sites which most clearly might impact the implementation of policy (both as positive opportunities and as potential constraints). The data is created by reviewing the whole of the raw AHBR data and is periodically updated. It comprises Red areas, which are nationally important and designated archaeological sites (i.e. scheduled monuments); Orange areas which are in HCC's opinion of national importance, are not designated but within planning would have equivalent weight to scheduled monuments; Yellow areas, which are archaeological sites of known complexity, importance and extent; and Green points, which are archaeological sites of known complexity but for which there is not yet a known extent.

8.3.8 The locations of scheduled monuments, listed buildings, conservation areas, protected wrecks and archaeological ALERT areas in Fareham borough are shown on Figure 8.1 and Figure 8.2.

## 8.4 Archaeological Assets

8.4.1 It should be noted that not all of the area's historic environment resource is subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. For example, although not listed, many buildings and areas are of historic interest, and which are seen as important by local communities. Examples of these are likely to include parks (although there are no register parks and gardens within the borough) and the wider historic landscape. Undesignated actual or potential archaeological finds in the area are also of significance; for example, sites of

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<sup>54</sup> Fareham Borough Council: Historic Environment webpages. Accessed online [24/10/2016] at: <http://www.fareham.gov.uk/planning/conservation/>

archaeological interest exist in the River Wallington area which suggests the likelihood of further archaeological finds of local and potentially regional significance.

- 8.4.2 The Hampshire Archaeology and Historic Building Record lists 41 monuments identified through cropmark data<sup>55</sup>. These range from post Roman field systems, and medieval / post medieval enclosures water meadows and quarries, to First and Second World War trenching, armaments and bomb sites, in addition to the Bronze Age Neolithic Long barrow in the centre of the Welborne site.

## 8.5 Heritage at Risk

- 8.5.1 Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I and Grade II\* listed buildings, and scheduled monuments, conservation areas, wreck sites and registered parks and gardens in England deemed to be 'at risk'. The latest Heritage at Risk Register for Fareham includes two listed buildings deemed to be at risk in Fareham borough<sup>56</sup>:
- ▶ Fort Fareham, Newgate Lane, Fareham (Scheduled Monument); The site is at risk because unoccupied parts, including ramparts, are suffering from decay and vandalism. The exterior of the fort is owned by the Local Authority and the interior is owned by various private companies, functioning as a business/industrial estate.
  - ▶ Titchfield Abbey and fishponds - "stables", Mill Street, Titchfield (Scheduled Monument); Part of the monument are overgrown with vegetation and have some structural problems. Geophysical surveys have not revealed more information. Investigations leading to a project for the conservation, explanation and maintenance of the ruins are now required.

## 8.6 Spatial Context

- 8.6.1 The Western Wards Spatial Planning Area has the site of the Grace Dieu, four conservation areas and a scattering of listed buildings. Titchfield has two scheduled monuments, three conservation areas and a concentration of listed buildings in Titchfield itself. Portchester has one scheduled monument, three conservation areas and groups of listed buildings at Cams Hall and around Portchester Castle. Fareham has three scheduled monuments, five conservation areas and a concentration of listed buildings around the town centre.

## 8.7 Likely Evolution of the Baseline in the Absence of the Local Plan

- 8.7.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Existing Policy DSP5 provides for protection and enhancement of the historic environment and sets out how development proposals should take

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<sup>55</sup> *Ibid.*

<sup>56</sup> Historic England: Heritage at Risk Register. Accessed online [29/5/19] at: <https://historicengland.org.uk/images-books/publications/har-2018-registers/>

heritage features into account. However, the setting of cultural heritage assets within the borough may continue to be affected, both positively and negatively, by development coming forward under the plan.

## **8.8 Key Issues**

8.8.1 Key heritage issues relevant to the Local Plan are:

- ▶ Potential direct effects on both designated and undesignated features, and the wider historic environment resulting from inappropriate development or poor design and layout of housing, employment, community and retail provision.
- ▶ Changes to the setting of historic features and historic landscapes as a result of development throughout the borough, including at Welborne, could lead to direct or indirect effects on their significance.
- ▶ Traffic growth stimulated could lead to effects on the historic environment over a wider area. This includes effects on the historic environment in surrounding settlements such as Wickham.
- ▶ Archaeological remains, both seen and unseen, may be negatively affected by new development areas.
- ▶ Development provides an opportunity for the discovery, recording and preservation of currently unknown archaeological remains and could provide funding for the conservation of the fabric of heritage assets within the plan area.
- ▶ Ideally, there would be opportunities arising from proposed development to enhance or better reveal the significance of heritage assets, to preserve them in situ, and to provide information about them to the public to promote their enjoyment.
- ▶ Development may provide an opportunity to secure the removal of a heritage asset from the Heritage at Risk Register for positive reasons.

# Fareham Local Plan

- Listed Building
- ▭ Conservation Area
- ▭ Scheduled Monument
- ▭ Protected Wreck
- Archaeology ALERT Green
- ▭ Archaeology ALERT Yellow
- ▭ Archaeology ALERT Orange
- ▭ Archaeology ALERT Red
- ▭ Spatial Planning Areas
- ▭ Borough



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Scale: 1:50,000      Created by: JC  
 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Historical\_Designations\_191206

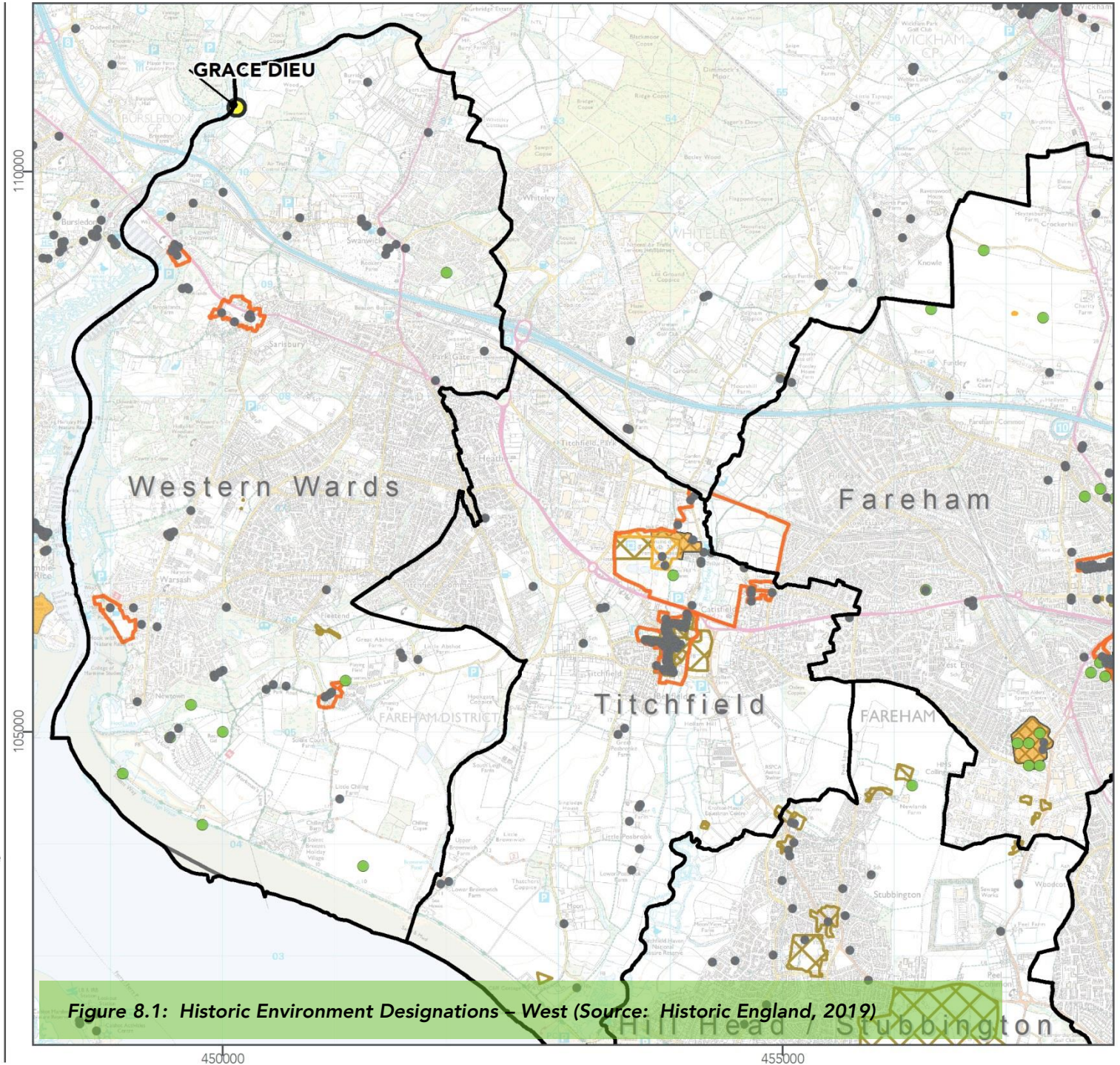


Figure 8.1: Historic Environment Designations – West (Source: Historic England, 2019)

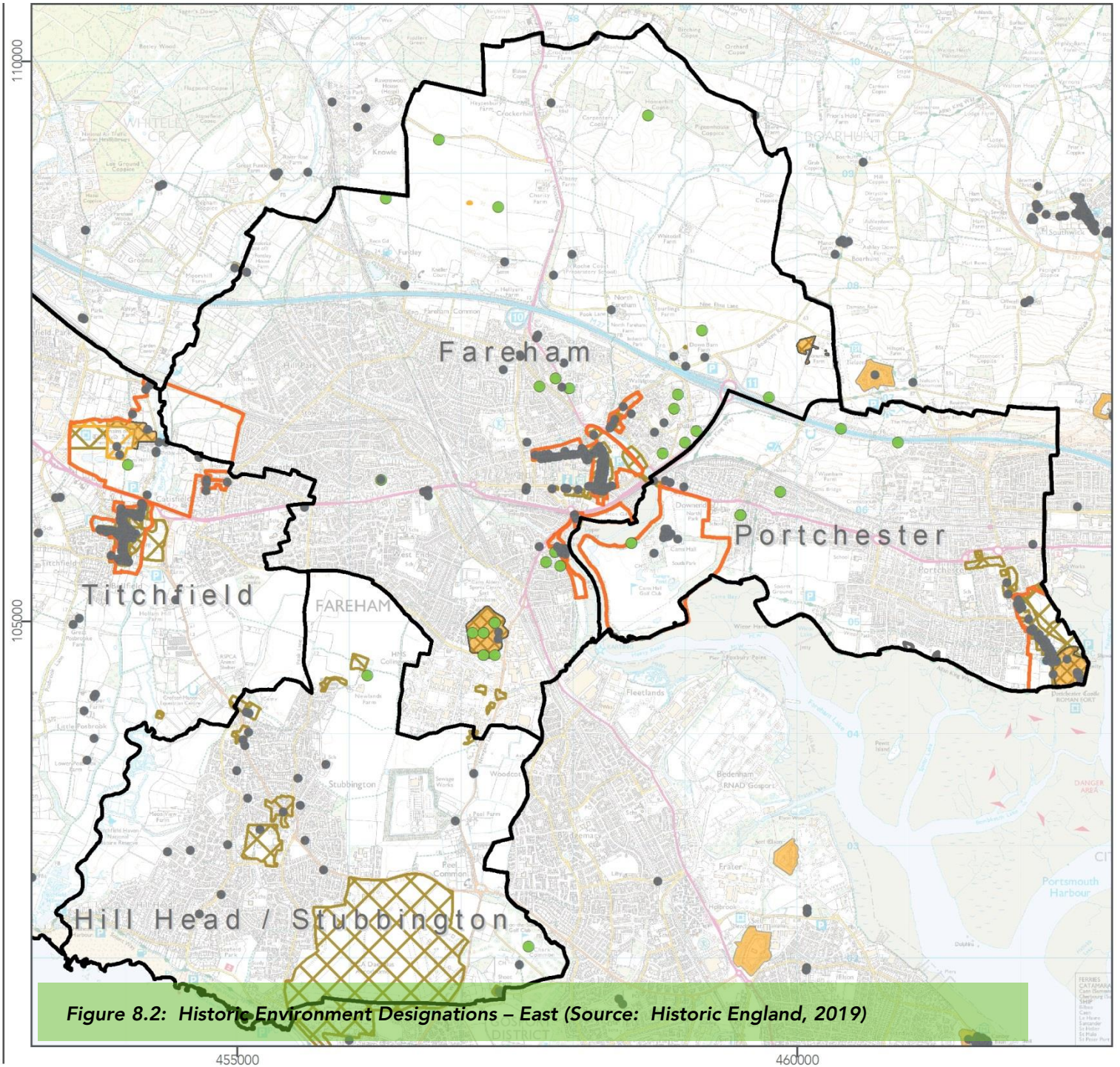
# Fareham Local Plan

- Listed Building
- Conservation Area
- Scheduled Monument
- Protected Wreck
- Archaeology ALERT Green
- Archaeology ALERT Yellow
- Archaeology ALERT Orange
- Archaeology ALERT Red
- Spatial Planning Areas
- Borough



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 Drawing number:  
 UE-0192\_Historical\_Designations\_191206



**Figure 8.2: Historic Environment Designations – East (Source: Historic England, 2019)**

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## 9 Housing

### 9.1 Summary of Policy and Plan Review

- 9.1.1 National and sub-regional objectives for housing include improvements in longer term housing affordability through increasing supply; high quality housing design and streetscapes; a more stable housing market; improved choice; location of housing supply which supports accessibility and patterns of economic development; and an adequate supply of publicly-funded housing for those who need it. In addition, new homes should meet the revised Buildings Regulations standards for water and energy efficiency.
- 9.1.2 Local plans and strategies focus on increasing housing supply to improve affordability, rural housing, the quality of housing, access to services, and meeting the housing needs of vulnerable people. The housing needs of elderly people, disabled people, gypsies, homeless people and travellers are also addressed by national, regional and local policies.

### 9.2 Housing Stock: Type, Tenures and Completions

- 9.2.1 In March 2011 the housing stock in Fareham was 46,579 dwellings<sup>57</sup>. Of this, 87.4% were whole houses or bungalows, 12.3% were flats, apartments or maisonettes, and 0.3% were caravans or temporary structures; see Figure 9.1. Significantly more people in Fareham live in whole houses/bungalows than regional or national averages. As shown in Figure 9.2, 91.9% of dwellings by household were owner occupier or private rented, 4.9% were Local Authority (LA) stock, and 3.1% were Registered Social Landlord (RSL) stock.<sup>58</sup> The proportion of privately owned stock to social (LA/RSL) housing stock is much greater in Fareham than in the south east or England.
- 9.2.2 Home-ownership is also notably higher in Fareham (80.4%) in comparison to the regional (67.6%) and national (63.3%) averages<sup>59</sup>, with far fewer homes in the (private or social) rented sector (18.1% in Fareham, 30.0% in south-east, 34.5% in England); see Figure 9.3.
- 9.2.3 In terms of house building, Figure 9.4 shows that from 2018 to 201 there were 290 housing completions in Fareham<sup>60</sup>, a decrease of 58 from the previous year and a decrease of 80 from

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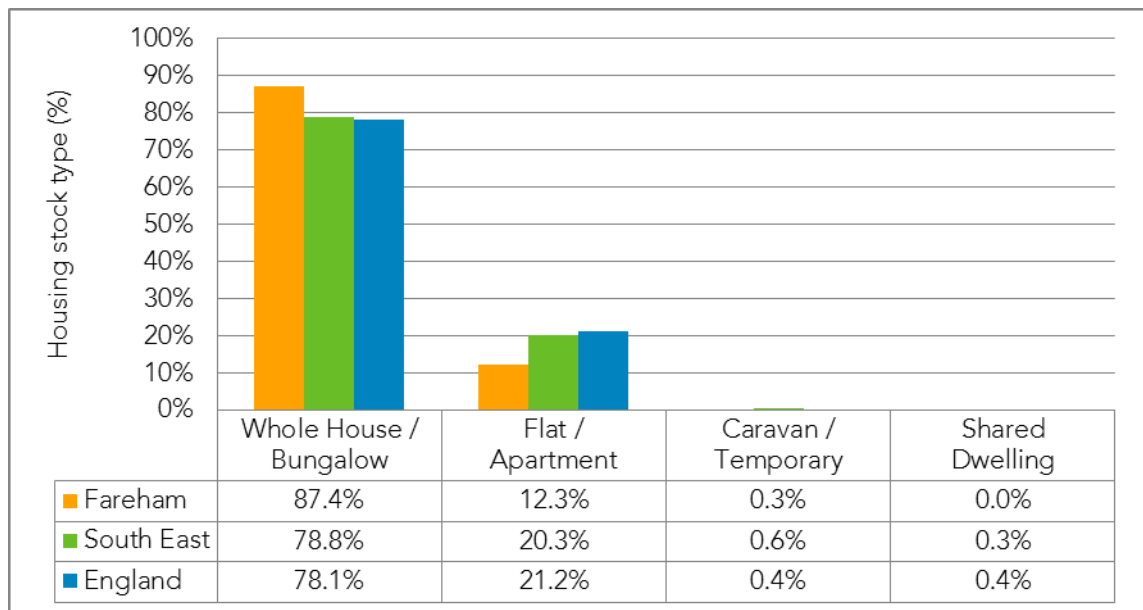
<sup>57</sup> Official Labour Market Statistics (NOMIS). Accommodation Type - Households (QS402EW). Accessed online [29/5/19] at [https://www.nomisweb.co.uk/census/2011/quick\\_statistics](https://www.nomisweb.co.uk/census/2011/quick_statistics)

<sup>58</sup> Official Labour Market Statistics (NOMIS). Dwelling Stock by Tenure and Condition. Accessed online [29/5/19] at [https://www.nomisweb.co.uk/census/2011/quick\\_statistics](https://www.nomisweb.co.uk/census/2011/quick_statistics)

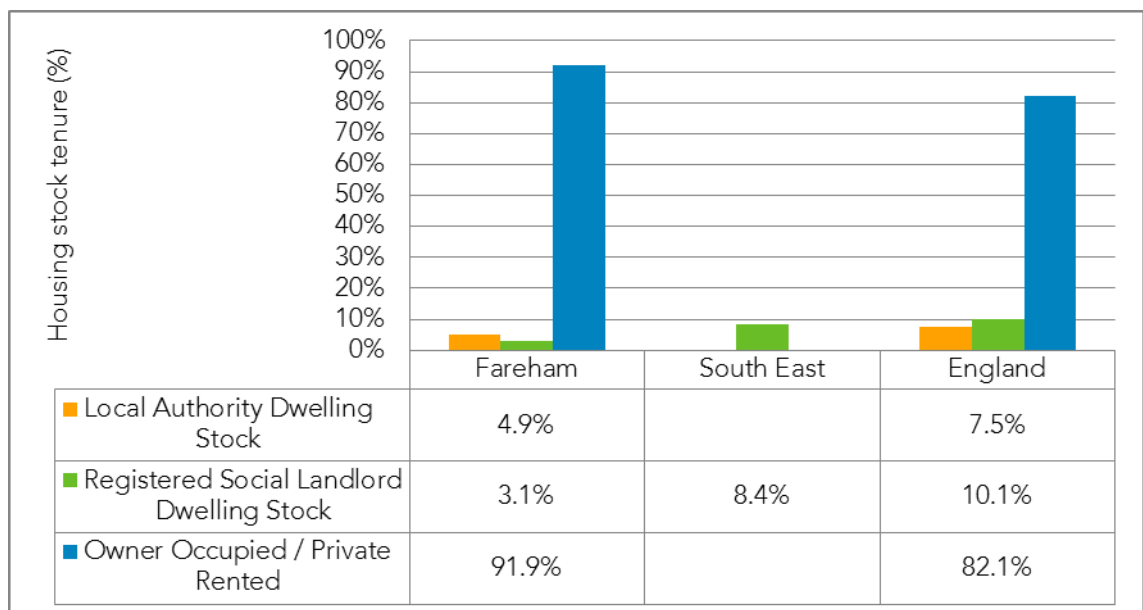
<sup>59</sup> Official Labour Market Statistics (NOMIS). Tenure - Households (QS405EW). Accessed online [29/5/19] at [https://www.nomisweb.co.uk/census/2011/quick\\_statistics](https://www.nomisweb.co.uk/census/2011/quick_statistics)

<sup>60</sup> Hampshire County Council (2018): Key Facts & Figures: Land Supply, Net dwelling completions by large, small and total sites by year from 2007 to 2018. Accessed online [29/5/19]: <https://www.hants.gov.uk/landplanningandenvironment/facts-figures/land-supply>

2015/16. The number of housing completions over the last twelve years peaked in 2007/08 when it reached 548, after which it slumped to 188 in 2009/10 and has fluctuated thereafter.



**Figure 9.1: Housing Stock by Type (%) (Source: Census, 2011)**



**Figure 9.2: Housing Stock by Tenure (%) (Source: Census, 2011)**



### 9.3 House Prices and Affordability

9.3.1 Figure 9.5 shows that in 2019 the average house price in Fareham was £288,768<sup>61</sup>. House prices have steadily increased from 2012 to 2019 with an overall increase of £83,647 over that period. The biggest increase occurred between 2014 and 2015. Looking to county and regional comparators<sup>62</sup>, in 2019 the average house price in Fareham was slightly less than in Hampshire and the South East; see Figure 9.6. However, detached houses were significantly cheaper in Fareham than in Hampshire and the South East.

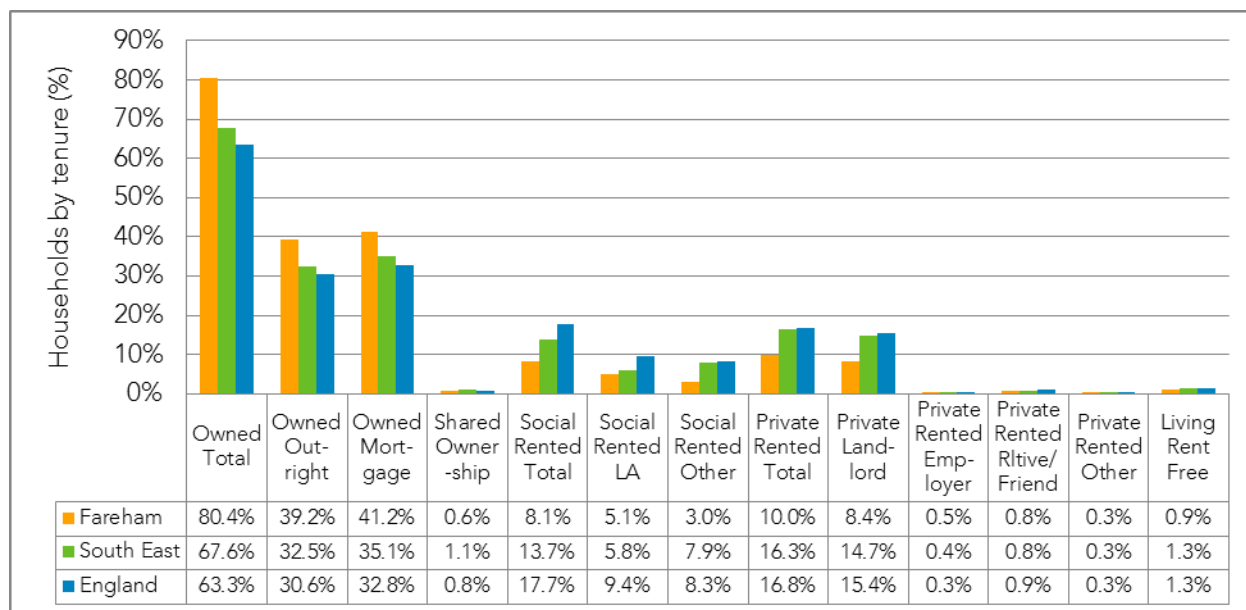
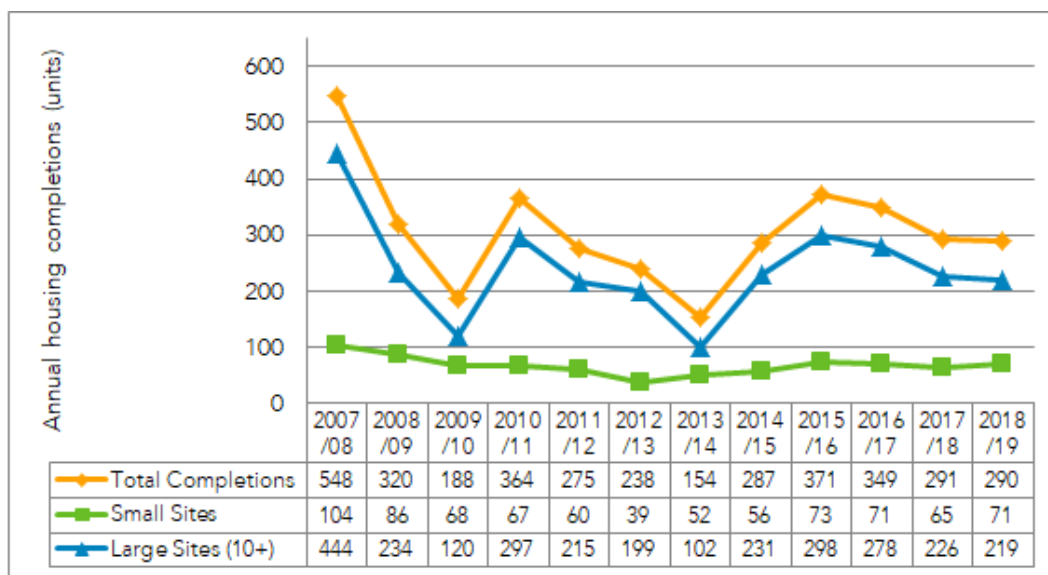


Figure 9.3: Households by Tenure (%) (Source: Census, 2011)

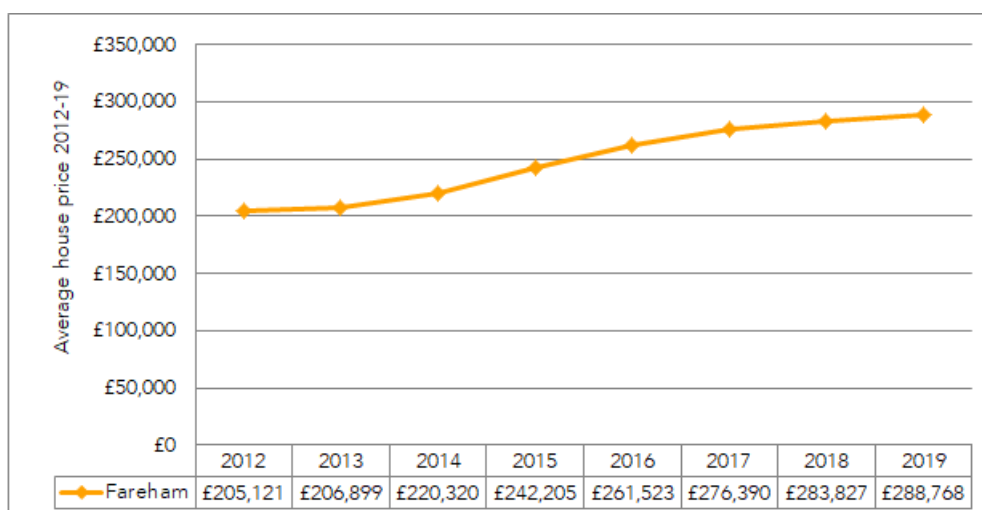
<sup>61</sup> HM Land Registry: UK House Price Index. Accessed online [29/5/19] at <http://landregistry.data.gov.uk/app/ukhpi/browse?from=2019-03-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Ffareham&to=2019-04-01>

<sup>62</sup> Ibid



**Figure 9.4: Annual Housing Completions in Fareham (Dwellings) (Source: HCC, 2018 and FBC, pers comms)**

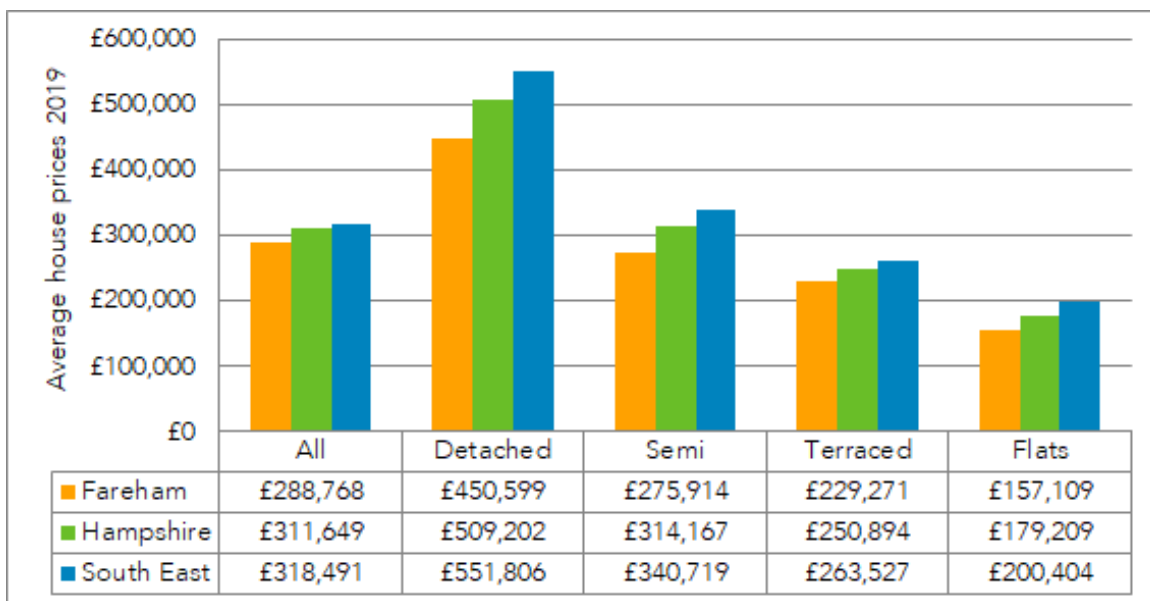
9.3.2 The house prices to earnings ratio is published by HM Land Registry and calculates the ratio of median house prices to median earnings in an area, as well as lower quartile prices to lower quartile earnings. The results are shown in Table 9.1 and indicate that, for median income earners, houses are more affordable than in Hampshire but more expensive when compared to the national figure<sup>63</sup>. For lower quartile earners, houses in Fareham are less affordable than for similar income households in both Hampshire and England.



**Figure 9.5: Average House Prices in Fareham, 2011-18 (Source: HM Land Registry, 2019)**

<sup>63</sup> ONS (2019). House price to residence-based earnings ratio. Accessed online [29/5/19]:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoresidencebasedearningslowerquartileandmedian>



**Figure 9.6: Average House Price by Type, 2019 (Source: HM Land Registry)**

**Table 9.1: House Prices to Earnings Ratio (Source: HM Land Registry, 2013)**

Area	Median prices to earnings	Lower quartile prices to earnings
Fareham	9.11	10.94
Hampshire	9.59	10.29
England	8.00	7.29

9.3.3 The Core Strategy contains a target for affordable housing provision whereby sites yielding between 5 and 14 dwellings should provide 30% affordable units, and sites of 15 or more dwellings should provide 40% affordable units, which translates to 83 units per year between 2011/12 and 2017/18. The Council’s latest monitoring report (FBC, 2018) sets out the latest affordable housing completions for the borough as shown in Table 9.2.

**Table 9.2: Affordable Housing Completions (Source: FBC, 2018)**

Year	Affordable Dwellings (net)	Total Dwellings (C3) (net)	% of Total Dwellings
2011-2012	93	275	34%
2012-2013	66	238	28%
2013-2014	41	154	27%
2014-2015	96	287	33%
2015-2016	79	371	21%
2016-2017	98	349	28%
2017-2018	54	291	19%

## 9.4 Housing Market Areas

9.4.1 The South Hampshire Strategic Housing Market Assessment (GL Hearn, 2014) found that there is a high level of self-containment in the sub-region and considered that there are two clear overlapping housing markets, based on Portsmouth and Southampton. The commuting and migration analysis in particular continues to highlight a distinction between Southampton and Portsmouth focused markets. Based on analysis of household migration, contextual data (e.g. travel to work / commuting) and housing dynamics, it found that Fareham borough straddles these two Housing Market Areas (HMA) as shown in Table 9.3.

**Table 9.3: Fareham’s Place in the South Hampshire Housing Market Areas**

Southampton HMA	Portsmouth HMA
Test Valley (Part)	Portsmouth
Southampton	Gosport
Eastleigh	Havant
New Forest (Part)	East Hampshire (Part)
Winchester (Part) (Western Wards)	Winchester (Part) (Eastern Wards)
Fareham (Western Wards)	Fareham (Eastern Wards)

## 9.5 Vacancy Rates

9.5.1 From 2004 to 2008 the number of vacant dwellings in the UK increased<sup>64</sup>, as seen in Table 9.4, before decreasing annually from 2008 to 2016, and then rising again in 2016 and 2017. At county level there was more fluctuation between years but overall numbers of vacant dwellings also peaked in 2008 before decreasing again. In Fareham, the number of vacant dwellings has also fluctuated frequently; the total number of vacant dwellings was 1,092 in Fareham in 2018, 16% higher than in 2004.

**Table 9.4: Number of Vacant Dwellings, 2004-2018 (Source: DCLG, 2019)**

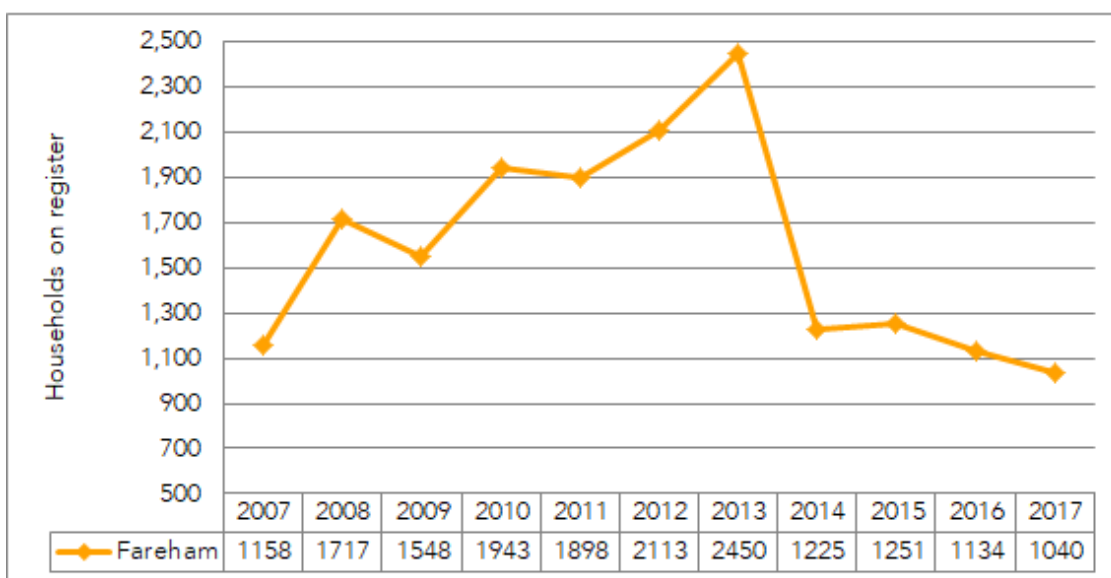
Year	Fareham	Hampshire	England
2004	941	10,814	710,935
2005	1,088	12,877	723,509
2006	1,137	13,277	744,931
2007	983	12,727	763,319
2008	1,058	13,402	783,119
2009	990	13,212	770,496
2010	947	13,018	737,147
2011	1,030	13,391	719,352
2012	983	13,191	704,357

<sup>64</sup> DCLG (2019): [Housing Statistics](#): 11/3/19. Accessed online [29/5/19].

Year	Fareham	Hampshire	England
2013	974	12,146	635,127
2014	1,075	11,642	610,123
2015	1,010	11,413	600,179
2016	889	11,124	589,766
2017	984	11,686	605,891
2018	1,092	12,154	634,453

## 9.6 Homelessness

9.6.1 The number of households on the Local Authority Housing Register (Fareham’s register of applications for social rented housing) in 2017 was 1,040<sup>65</sup>. There was a sharp decline in the number of households on the housing register in 2014 and since then there has been a slow downward trend; see Figure 9.7.

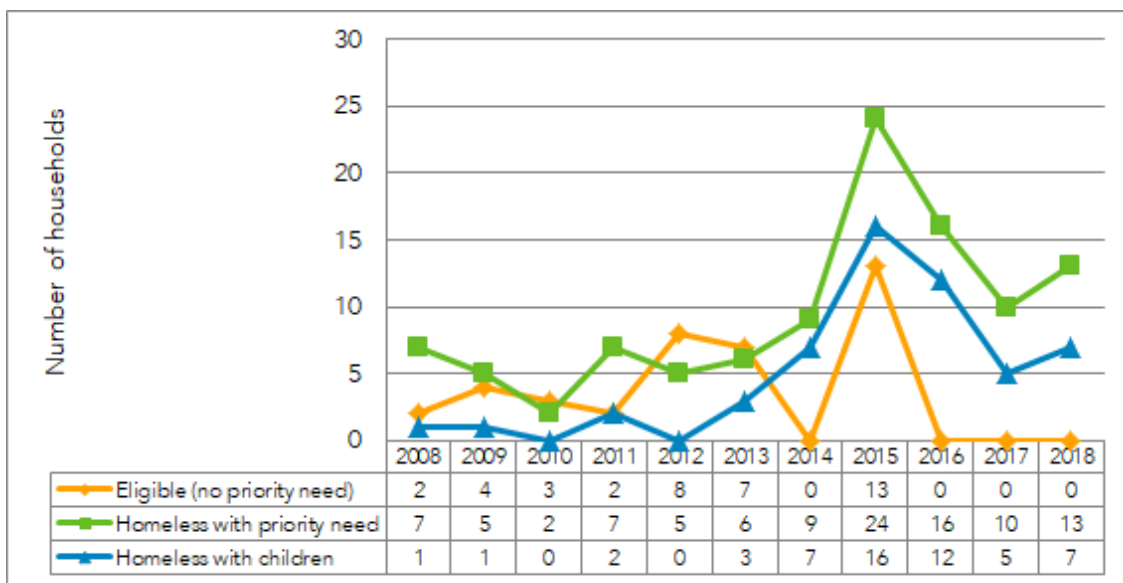


**Figure 9.7: Number of Households on Housing Register, 2007-17 (Source: Shelter, 2019)**

9.6.2 The number of households accepted as homeless in the borough was 13 in Quarter 1 2018, an increase of 3 from the previous year. The highest number of households accepted as homeless in the borough was recorded in 2015 and since then numbers have been slowly declining<sup>66</sup>; see Figure 9.8. Of these 13 households in 2018, 7 were families with children. The number of households in 2015 which, although they were homeless, had not had a duty to re-house accepted by the local authority because they did not fall into a 'priority need' category, was 13 which was also a relatively high figure in comparison to the previous eight years. No data for this category is available for any years beyond 2015.

<sup>65</sup> Shelter (2019): [Housing Databank](#). Accessed online [29/5/19].

<sup>66</sup> *Ibid.*



**Figure 9.8: Households in Fareham which are Homeless, Homeless with Children or Eligible Homeless but without Priority Needs, 2008 – 2018 (Source: Shelter, 2019)**

## 9.7 Spatial Context

9.7.1 Figure 9.9 maps the Index of Housing Deprivation (DCLG, 2019) for Fareham borough, and shows that seven of the 73 lower super output areas (LSOA) within the borough are among the 20% most deprived communities in the country in relation to barriers to housing and services, 30 LSOAs are among the 50% most deprived. The barriers to housing and services index measures the physical and financial accessibility of housing and local services, including overcrowding, homelessness and affordability. In contrast to the other deprivation indices it tends to be the more rural areas of the borough which are facing greater barriers to housing, and the urban areas which are faring better. The least affected of the five Spatial Planning Areas are Fareham and Hill Head / Stubbington.

## 9.8 Likely Evolution of the Baseline in the Absence of the Local Plan

9.8.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to housing that may continue under such a scenario include:

- ▶ Steady increases in the borough’s housing stock (including affordable housing) as developments come forward under the existing Local Plan.
- ▶ Significant increase in the number of new homes being delivered towards the end of the plan period as Welborne is built out.
- ▶ Population increases as new dwellings become occupied.
- ▶ Continued high ratio between earnings and house prices in the borough and demand for affordable housing.

- ▶ A supply of housing not sufficient to meet identified needs.

## **9.9 Key Issues**

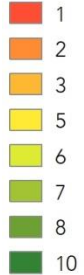
9.9.1 Key housing issues relevant to the Local Plan are:

- ▶ House prices in Fareham, whilst lower than Hampshire and South East averages, are higher than other authorities (e.g. Havant and Gosport) in south east Hampshire.
- ▶ Affordability of housing is a key issue for Fareham; the ratio between median earnings and house prices in the borough remains in excess of 9 times earnings.
- ▶ Annual housing completions in the borough have fallen since the highs of 2006-07 and 2007-08, but have recovered to more than 250 per year over the last five years.
- ▶ An ageing population in the borough will increase demand for certain types of housing.

# Fareham Local Plan

## Indices of Deprivation 2019

### Housing (Decile)



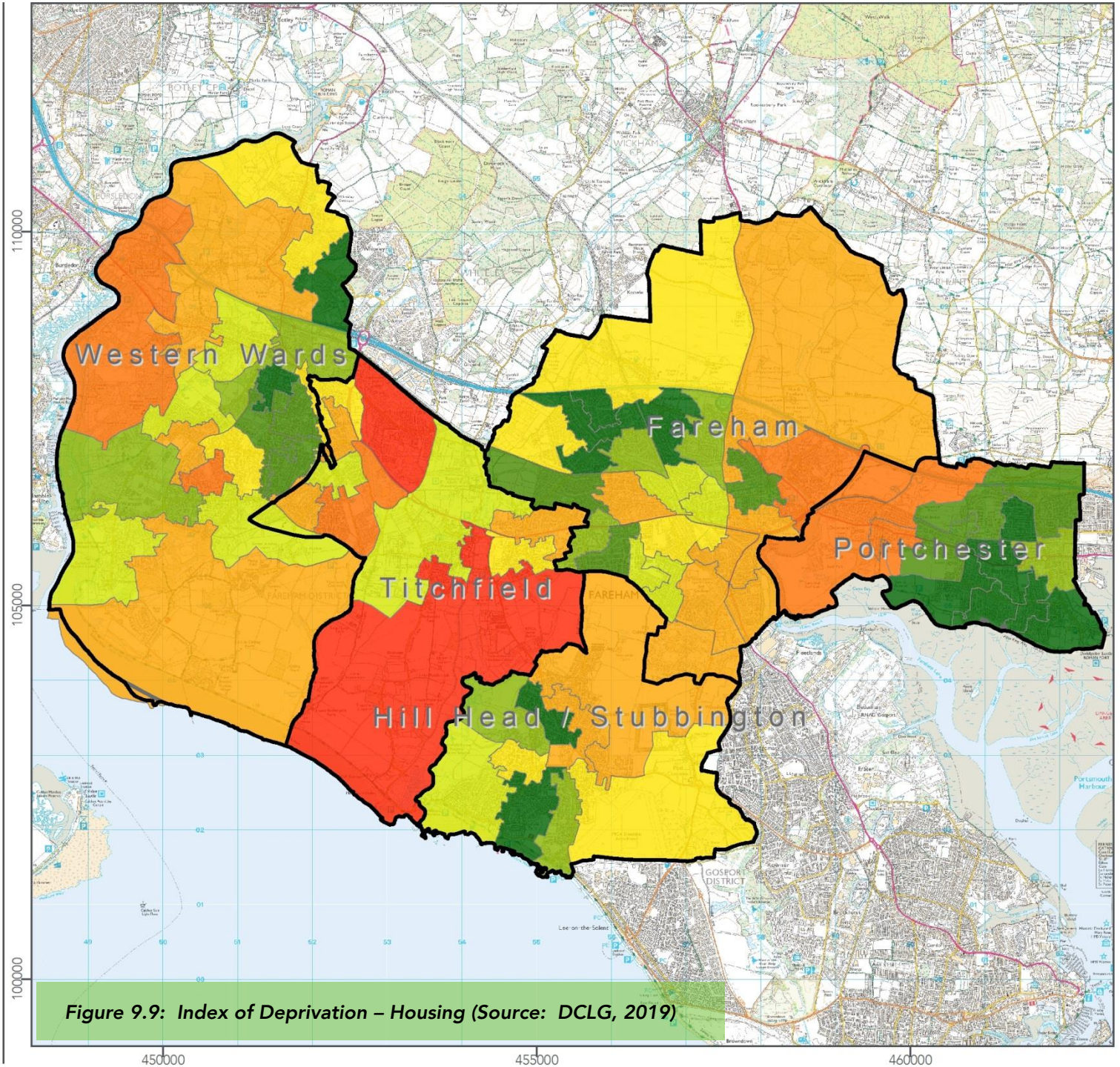
▭ Spatial Planning Areas

▭ Borough



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Scale: 1:75,000      Created by: JC  
 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_Housing\_191206





# 10 Landscape

## 10.1 Summary of Policy and Plan Review

- 10.1.1 At the EU, national, regional and local level, emphasis is placed on the protection of landscape as an essential component of people's surroundings and sense of place. The PPPs seek to increase recognition of the linkages and interplay between the different aspects and roles of landscape, including: local distinctiveness; the historic environment; natural resources; farming, forestry and food; educational, leisure and recreation opportunities; transport and infrastructure; settlements and nature conservation. Changes to the character of the wider landscape, not just designated areas, can compromise the quality of the environment. Development should respond positively to local landscape and townscape character and the effects of change should be measured through the effects on the key characteristics.
- 10.1.2 The link between landscapes and multifunctional green infrastructure is recognised, with policies advocating the provision of open space, green networks and woodland as opportunities for sport and recreation, creating healthier communities, supporting and enhancing biodiversity, reducing temperatures in built up areas during summer, reducing the impact of noise and air pollution, and limiting the risk of flooding.

## 10.2 Landscape and Townscape Character

- 10.2.1 The existing landscape character of the borough reflects both natural factors, including geology, landform and ecology, and human influences. Due to this interaction between natural and human influences, the historic environment and landscape character are closely linked. Urban growth and landscape change has created a landscape of mixed character consisting essentially of rural areas of unspoilt countryside and, through transitional landscapes, to urban landscapes (townscapes) of the borough's towns and settlements.
- 10.2.2 Fareham borough is approximately 60% rural and 40% urban. The borough contains attractive areas of countryside and coastal areas, some of its boundaries being defined by the river Hamble, the Solent and Portsmouth Harbour. Due to its location it has a rich variety of natural coastal and riparian landscapes including coastal saltmarsh, mudflats and wetlands, though some of these areas are subject to periodic tidal flooding.
- 10.2.3 Fareham borough straddles two National Character Areas<sup>67</sup> (NCA), the South Coast Plain NCA which covers the majority of the borough, and the South Hampshire Lowlands NCA which covers the area north of the M27.

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<sup>67</sup> Natural England (2014): [National Character Area Profiles](#). Accessed online [29/5/19].

### **10.3 Hampshire Integrated Character Assessment 2011**

10.3.1 The Hampshire Integrated Character Assessment<sup>68</sup> sets out a county-wide landscape typology (see Figure 10.1) and identifies a range of Landscape Character Areas (LCAs), along with identified forces for change, as outlined in Table 10.1 below.

10.3.2 Situated in Urban South Hampshire, townscape character is also important for Fareham borough. The Hampshire County Integrated Character Assessment included townscape assessments for 23 of the larger settlements in Hampshire. Each Townscape Assessment is made up of Townscape Character Areas and Townscape Types. Townscape Character Areas are geographically unique areas of a town, and Townscape Types are generic and can occur in different parts of the town. Townscape Character Areas are likely to reflect a high degree of consistency of factors such as layout, vegetation and building type, but be unique in terms of their location. It can also be the case that a Townscape Character Area contains a high degree of small-scale variation and diversity and it is that which creates a strong sense of place. Table 10.2 describes the Townscape Character Areas for the four settlements in Fareham borough that underwent Townscape Assessments.

### **10.4 Fareham Landscape Assessment 2018**

10.4.1 A new Landscape Assessment for Fareham Borough was undertaken to inform preparation of the Local Plan (LDA Design, 2018). For its relatively small size, Fareham Borough retains a rich and varied pattern of landscape character that has evolved as a result of the interaction of the physical and human influences of the past. However, open countryside is a diminishing resource and the outward spread and coalescence of settlements and urban infrastructure across the Borough has already begun to mask some natural features (e.g. minor river valleys) and erode the legibility of the underlying landscape structure and the distinctive character of surrounding landscapes. A key priority is to ensure that the essential character and local identity of the Borough's diverse landscape and settlements is protected and reinforced, so that it remains legible and distinct at both the large-scale and more complex, local levels.

10.4.2 At the large-scale, the basic structure of Fareham's remaining countryside can be distilled down to a few key components: the open, rolling chalk downland of Portsdown Hill and heavily wooded farmland of the Forest of Bere to the north; the flat, coastal plain framed by estuarine/marine landscapes to the south; and the Hamble and Meon Valleys, and other river valleys that cut through the Borough from north to south, connecting the rural hinterland with the coast. This basic landscape structure represents the 'essence' of Fareham's landscape and provides a framework for the Borough's settlements, shaping their form and their character.

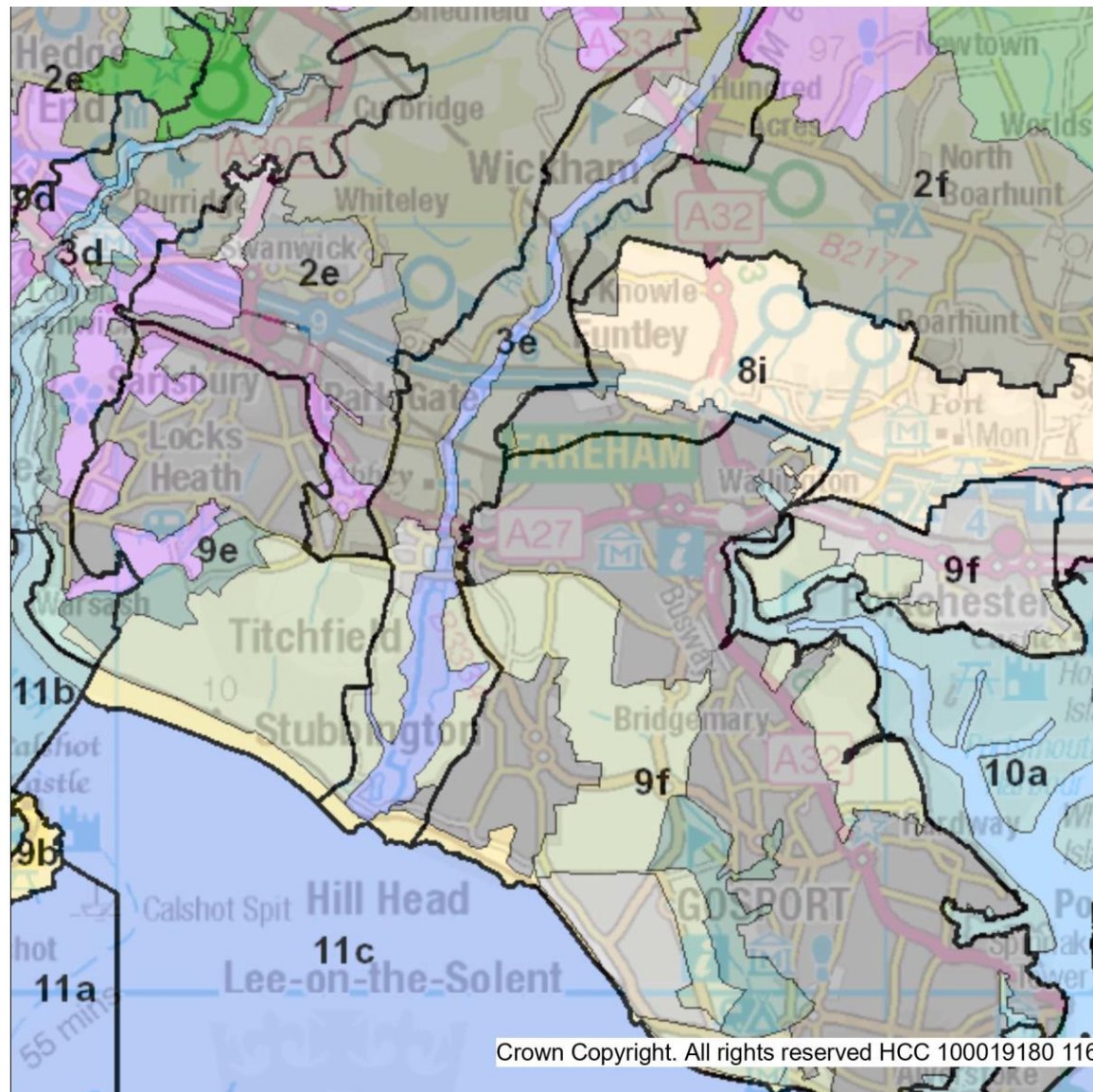
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<sup>68</sup> HCC (2011): Hampshire Integrated Character Assessment. Accessed online [26/11/19] at:

<https://www.hants.gov.uk/landplanningandenvironment/environment/landscape/integratedcharacterassessment>

**Landscape Types**

- Chalk Scarp
- Coastal Plain Enclosed
- Coastal Plain Open
- Coastal Reclaim and Grazing Marsh
- Coastal Sea
- Downland Mosaic Large Scale
- Downland Mosaic Small Scale
- Estuary
- Greensand Hangers
- Greensand Hills
- Greensand Terrace
- Harbour Channels
- Intertidal Estuary and Harbour
- Lowland Mosaic Heath Associated
- Lowland Mosaic Medium Scale
- Lowland Mosaic Open
- Lowland Mosaic Small Scale
- Open Coastal Shore
- Open Downs
- Open Heath
- River Valley Floor
- River Valley Terrace
- Settlement
- Wooded Downland Plateau
- Woodland and Plantation on Heath



**Figure 10.1: Hampshire County Integrated Landscape Character Assessment – landscape types (Source: HCC, 2011)**

**Table 10.1: Landscape Character Areas in Fareham Borough (Source: HCC, 2011)**

LCA	Forces for change
Gosport and Fareham Coastal Plain	<p>New development.</p> <p>MOD Land Release.</p> <p>Pressure from urban fringe use related activities.</p> <p>Recreation pressures.</p> <p>Climate change and coastal processes in particular sea level rise and increase in frequency of storms.</p>
Portsdown Hill Open Downs	<p>Development creeping up slope sides, especially pressure for large MDA style developments.</p> <p>Mineral extraction.</p> <p>Climate change; storm frequency and intensity, changes in precipitation and temperature extremes.</p> <p>Crop type and pattern changes and take up of agri-environment schemes.</p> <p>Urban fringe related activities, traffic from new major developments, fly-tipping, tall structure development such as telecommunication masts.</p>
Meon Valley	<p>New housing development mainly small scale and the cumulative impact of small infill sites to settlement morphology.</p> <p>Farmstead conversion to other uses.</p> <p>Pressure from urban fringe use related activities.</p> <p>Recreation pressures and increase visitor draw because of National Park.</p> <p>Climate change in particular sea level rise and increase in frequency of storms.</p>
Chilling Brownwich and Locks Heath Coastal Plain	<p>New development – possibly small scale urban infill and extensions.</p> <p>Mineral Extraction</p> <p>Pressure from urban fringe use related activities.</p> <p>Recreation pressures.</p> <p>Climate change and coastal processes in particular sea level rise and increase in frequency of storms.</p>
Forest of Bere West	<p>New large scale urban extensions.</p> <p>Farm conversion to residential and loss of traditional land management practices.</p> <p>Pressure for urban fringe use related activities.</p> <p>Enabling greater access opportunities for local people.</p> <p>Climate change impacts on semi natural habitats.</p> <p>Forestry and woodland management change.</p>

**Table 10.2: Townscape Character Areas by Settlement (Source: HCC, 2011)**

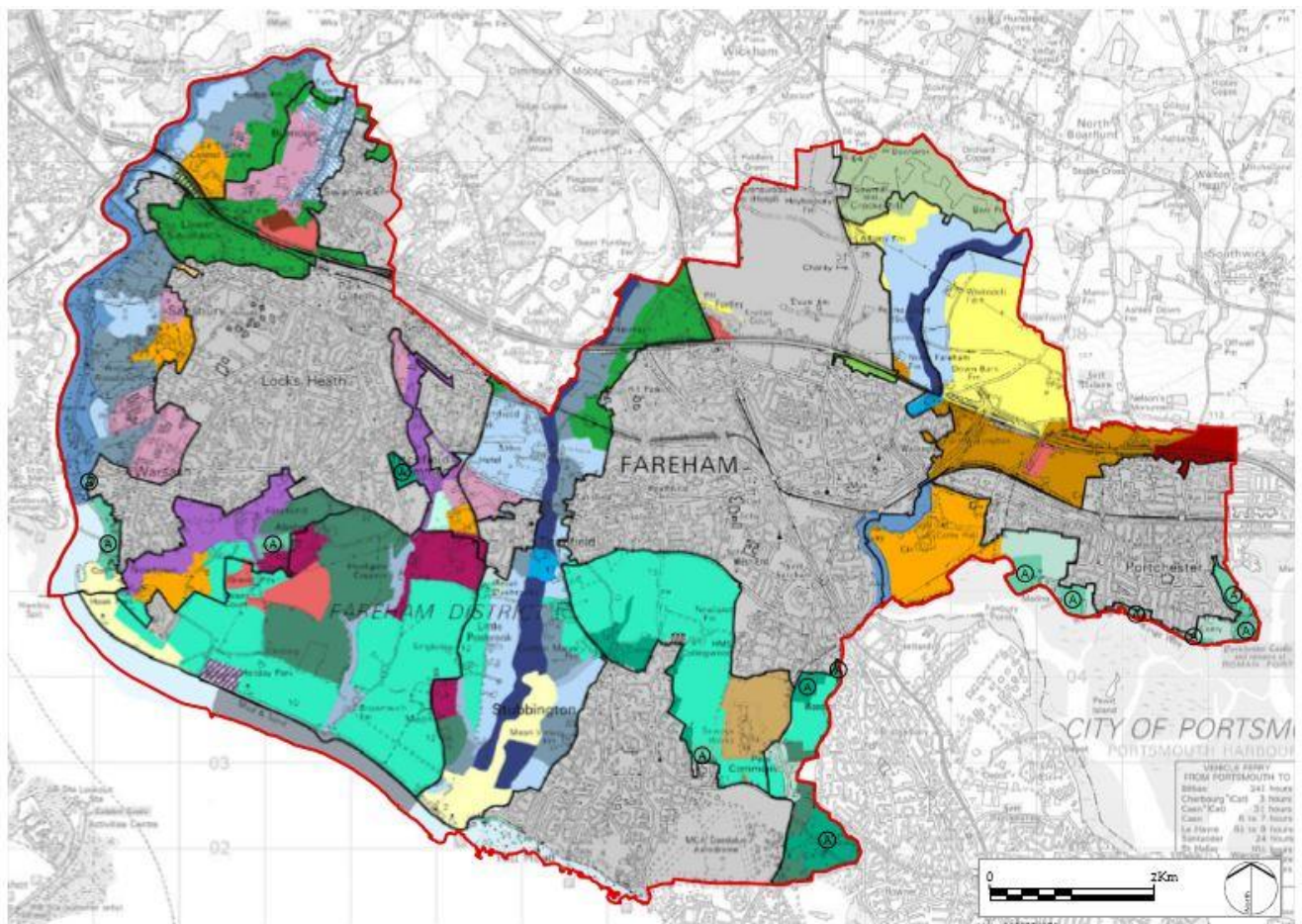
Settlement	Overview	TCA
Locks Heath, Sarisbury and	<p>The Sarisbury, Locks Heath and Warsash suburban area lies in the wider conurbation of south Hampshire on a relatively flat area of land off the coastal plain between the valleys of the River Hamble to the west and the River Meon to</p>	<ol style="list-style-type: none"> <li>1. Sarisbury</li> <li>2. Warsash Waterfront</li> <li>3. Park Gate District Centre</li> <li>4. Locks Heath District Centre</li> <li>5. Coldeast Hospital</li> </ol>

Settlement	Overview	TCA
Warsash	the east. In the first half of the twentieth century Park Gate, Locks Heath and Titchfield Common continued to grow, generally along the existing road network. Warsash expanded to the east between the wars and the area of Titchfield Park was first developed at this time.	<ol style="list-style-type: none"> <li>6. Industrial Estates (Titchfield Park)</li> <li>7. Residential suburbs</li> </ol>
Swanwick and Whiteley	Swanwick lies in south Hampshire between Fareham and Southampton close to the edge of the lowland mosaic of south Hampshire where it meets the coastal plain. Swanwick is a hamlet of medieval origins, which, up to the late twentieth century, remained a small collection of farmsteads loosely clustered along Botley Road near its junction with Swanwick Lane; whilst Whiteley was no more than two isolated farms which bore the name. In the late-twentieth- and early-twenty-first century there was a large-scale programme of development for both housing and business use.	<ol style="list-style-type: none"> <li>1. Swanwick and Whiteley residential suburbs – west</li> <li>2. Swanwick and Whiteley residential suburbs – north</li> <li>3. Whiteley Shopping Village</li> <li>4. Solent Business Park</li> <li>5. Whiteley residential suburbs – south</li> <li>6. Segensworth North Industrial Estate</li> </ol>
Fareham	Fareham is a market town which lies on the northern edge of the coastal plain of south Hampshire, and extends northwards into the clay lowlands. The historic core of the town lies on the west bank of the Wallington River which flows through a tidal creek into Portsmouth Harbour. Fareham was recorded in the tenth century when it was granted to the Bishop of Winchester. The town's prosperity increased from the eighteenth century onwards when it became a popular retirement place for naval officers and older buildings were typically re-fronted in local brick. The twentieth century saw a gradual expansion of the town, particularly in the areas of Heathfield, Catisfield and Fort Fareham.	<ol style="list-style-type: none"> <li>1. High Street – historic and commercial core</li> <li>2. East Street environs</li> <li>3. West Street and station environs</li> <li>4. Town Quay and Lower Quay</li> <li>5. Victorian suburbs</li> <li>6. Wallington Village and environs</li> <li>7. Southern suburbs inter-war and post-war</li> <li>8. Military establishments, former military defences and industrial areas</li> <li>9. South-west 1970s urban extensions</li> <li>10. The Avenue and environs</li> <li>11. Catisfield and Ranvilles Lane environs</li> <li>12. Northern suburbs inter-war and post-war</li> </ol>
Hill Head and Stubbington	'Hill Head and Stubbington' is a small conurbation lying on the south coast to the west of Gosport and south of Fareham. The built-up area lies on the low-lying, flat coastal plain with the valley of the River Meon to the west. It was not until the later twentieth century that the bulk of the residential development was carried out, with the conurbation becoming a dormitory settlement to the larger urban areas of Fareham and Gosport. The Hill Head seafront is a popular local visitor attraction, with one of the only beaches between Portsmouth and Southampton.	<ol style="list-style-type: none"> <li>1. Stubbington District Centre</li> <li>2. Hill Head and Stubbington residential suburbs</li> </ol>

- 10.4.3 Features of the landscape such as the coast, river valleys, extensive woodland, poorly drained soils or highly productive land have provided 'natural limits' to the growth of settlements that can still be discerned in parts of the Borough today. So, for example, the southern edge of Fareham coincides with the geological boundary between a band of heavy London Clay to the north (which underlies most of the built area of modern day Fareham) and the tertiary sands and clays of the intensively farmed coastal plain, forming the 'natural edge' of the latter. Similarly, the Meon, Brownwich and Hook valleys form the natural edge to settlement on the western edge of Fareham and the eastern and southern edges of the Western Wards and Warsash. These 'natural boundaries' are critical in maintaining a clear distinction between 'town and country' across the Borough and the separate, distinctive identity of individual settlements.
- 10.4.4 The processes of urban growth and landscape change described above have produced a landscape of very mixed character that embraces the broad spectrum of essentially rural areas of unspoilt countryside, through transitional landscapes on the fringes of built-up areas and along roads, to the true urban landscapes, or townscape, of the Borough's towns and settlements. This transition means that the boundaries between types are not always clear and that the urban/rural boundary is blurred by the fringe landscapes. The overall distribution of the landscape types across the Borough is shown in Figure 10.2.
- 10.4.5 LCAs in Fareham borough are listed in Table 10.3. Each was assigned development potential category of A, B or C to reflect high, moderate or low sensitivity to landscape change, respectively.

**Table 10.3: Landscape Character Areas (LDA Design, 2018)**

LCA	Name
1	Upper Hamble Valley
2	Lower Hamble Valley
3	Hook Valley
4	Chilling - Brownwich Coastal Plain
5	Titchfield Corridor
6	Meon Valley
7	Fareham - Stubbington Gap
8	Woodcot - Alver Valley
9	North Fareham Downs
10	Forest Of Bere
11	Portsdown
12	Cams - Wicor Coastal Plain
13	Burridge - Swanwick - Whiteley
14	North Sarisbury



LEGEND



Figure 10.2: Landscape Types in Fareham Borough (LDA Design, 2018)

## 10.5 The South Downs National Park

- 10.5.1 National Parks are designated under the provisions of the National Parks and Access to the Countryside Act 1949 to protect high quality landscapes and to secure their permanent protection against development that would damage their special qualities. The Environment Act 1995 revised the original legislation and set out two statutory purposes for National Parks in England and Wales:
- ▶ Conserve and enhance the natural beauty, wildlife and cultural heritage; and
  - ▶ Promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the Public.
- 10.5.2 When National Parks carry out these purposes they also have the duty to:
- ▶ Seek to foster the economic and social well-being of local communities within the National Parks.
- 10.5.3 The designation order for the South Downs National Park was given in November 2009; the National Park came into being on the 1<sup>st</sup> April 2010 and was operational from the 31<sup>st</sup> March 2011. The South Downs National Park replaces the East Hampshire and Sussex Downs Areas of Outstanding Natural Beauty which were designated in 1962 and 1966 respectively.
- 10.5.4 Part of National Park is located adjacent to the north east of Wickham, approximately 1.5km from the northern boundary of the plan area. The landscape of the part of the National Park nearest the borough comprises rolling chalk downland characterised by dry valleys and dotted woodland. Any development within visible range of the National Park (including Welborne) will need to consider both views to the South Downs, and views of the development from within the National Park.

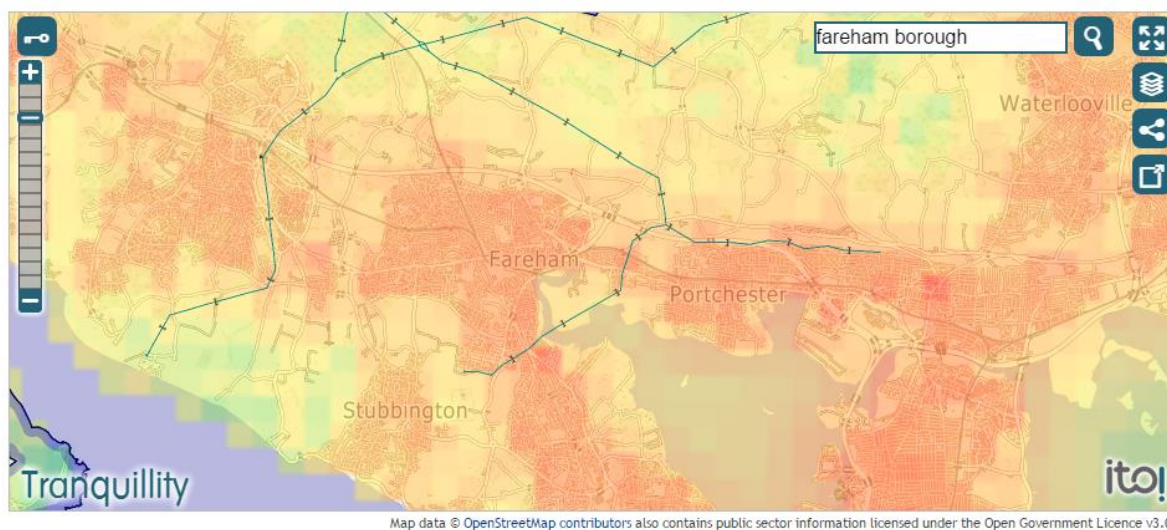
## 10.6 Tranquillity and Wellbeing

- 10.6.1 Landscape is not just about physical attributes and biological processes, and it does not only represent the countryside; it is also about people and their experience of both urban and rural areas (HCC, 2011). The quality of landscapes and townscapes can affect people's well-being in a number of ways; these are discussed in section 6 on Green Infrastructure / Ecosystem Services.
- 10.6.2 In 2004 the Campaign to Protect Rural England undertook a study of tranquillity, which examined a range of factors including topography, light pollution, noise pollution, the location of man-made features, people's perceptions of tranquillity and other influences. Based on these factors an appraisal of tranquillity was carried out for the whole of England, which mapped the country in 500m by 500m quadrants<sup>69</sup>. Figure 10.3 presents the findings of the CPRE assessment of tranquillity in Fareham<sup>70</sup>.

<sup>69</sup> A more detailed description of the methodology used can be found at [accessed 13/1/16]: <http://www.cpre.org.uk/what-we-do/countryside/tranquil-places/in-depth/item/1688-how-we-mapped-tranquillity>

<sup>70</sup> CPRE Tranquillity Mapping. Accessed online [13/1/16] at: [http://maps.cpre.org.uk/tranquillity\\_map.html?lon=-1.17931&lat=50.85390&zoom=12&gclid=CjwKEAiAw4e1BRDfi7vghaWU9jESJACzo9juRLm14yL5HYjv9Gs3CjcdjylwUwhqWrBCMqa1B1jcbRoCDd\\_w\\_wcB](http://maps.cpre.org.uk/tranquillity_map.html?lon=-1.17931&lat=50.85390&zoom=12&gclid=CjwKEAiAw4e1BRDfi7vghaWU9jESJACzo9juRLm14yL5HYjv9Gs3CjcdjylwUwhqWrBCMqa1B1jcbRoCDd_w_wcB)





**Figure 10.3: Tranquillity in Fareham (Source: CPRE)**

## 10.7 Spatial Context

- 10.7.1 Hampshire is a predominantly rural county, comprising arable, grassland and woodland habitats, with just 15% of wards classified as urban (HCC, 2011). Fareham borough lies within the urbanised coastal area known as 'Urban South Hampshire'. To the north of this urbanised area lies a large expanse of downland, encompassing much of the local authority areas of Test Valley, Winchester, Basingstoke & Deane, and East Hampshire. These areas are dominated by arable farming. The county is also characterised by smaller areas of lowland, woodland and heathland, for example in the New Forest, southern parts of Winchester district, eastern parts of East Hampshire, and northern parts of Hart and Basingstoke & Deane boroughs. Where farmland occurs in these areas it is dominated by grasslands for livestock or dairy farming (HCC, 2011).
- 10.7.2 Within Fareham, more rural areas can be found in the Western Wards and Hill Head / Stubbington Spatial Planning Areas, as well as in the south of Titchfield and the northern part of Fareham Spatial Planning Areas. It is this northern part of the borough where chalkland landscapes can be found, as well as in the north and west of the Portchester Spatial Planning Area. The western side of the borough has more agricultural and coastal landscape types, as well as wooded valleys.

## 10.8 Likely Evolution of the Baseline in the Absence of the Local Plan

- 10.8.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. The Local Plan Part 2: Development Sites and Policies Plan should reduce the risk of coalescence of settlements in areas of high development demand through unmanaged development in the countryside. However, without the Local Plan, the higher identified need for housing provision could put increased pressure on Fareham's countryside and special landscapes.

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## 10.9 Key Issues

10.9.1 Key issues for landscape relevant to the Local Plan are:

- ▶ Effects on landscape quality from residential growth (and to a lesser extent, employment and retail growth) linked to the Local Plan.
- ▶ Further loss of tranquillity from increasing traffic flows and new transport infrastructure, noise and light pollution.
- ▶ Effects on historic landscapes and cultural heritage assets and their settings.
- ▶ Potential effects on landscape quality from poor design and layout of new development areas.
- ▶ Pressures on non-designated sites and landscapes: loss of key landscape features such as woodland or hedgerows.
- ▶ Potential effects on the special qualities (e.g. tranquil; and unspoilt places) of the South Downs National Park, including through impacts on its landscape character and on views from the surrounding area.

# 11 Material Assets

## 11.1 Summary of Policy and Plan Review

- 11.1.1 The material assets sustainability theme covers a range of policy areas, including waste management, minerals, energy production and previously developed land. National level PPPs seek to protect minerals resources and promote restoration for when minerals workings cease. PPPs at all levels seek to promote the ‘waste hierarchy’. This seeks to prioritise waste management in the following order: reduction; reuse; recycling and composting; energy recovery; and disposal. National and regional PPPs also support the use of previously developed land. At the county level, the Hampshire Minerals and Waste Plan<sup>71</sup> sets out the strategic approach to minerals and waste issues.
- 11.1.2 An expansion of renewable energy production is strongly promoted by European and national PPPs. Under the EU Renewable Energy Directives, the UK is required produce sufficient renewable energy to meet 15% of energy consumption by 2020, and there is an EU-wide target 27% of energy consumption to come from renewable sources by 2030.

## 11.2 Minerals

- 11.2.1 The Hampshire Minerals and Waste Plan includes eight Safeguarded Sites for minerals and waste infrastructure within Fareham borough, as listed in Table 11.1 and shown on Figure 11.17<sup>2</sup>, as well as widely distributed deposits of minerals resources including sand, gravel and clay. The plan requires that Hampshire County Council must be consulted on planning decisions which could affect any of these safeguarded sites and resources.

**Table 11.1: Minerals and Waste Safeguarded Sites (HCC, 2019)**

Code	Name	Detail
FA032	Rookery Farm Swanwick, Fareham	Aggregates Recycling
FA069	Barnes Wallis Rd Segensworth (HWRC)	Household Waste & Recycling Centre
FA074	Peel Common WTW Newgate Lane, Stubbington	Wastewater Treatment Works
FA048	Fareham Rail Aggregates Depot Fareham	Aggregates Rail Depot
FA054	Upper Quay Aggregates Wharf, Fareham	Aggregates Wharf
FA070	Broadcut	Waste Transfer Station
FA064	Wallington Depot Fareham	Waste Processing, Aggregates Recycling

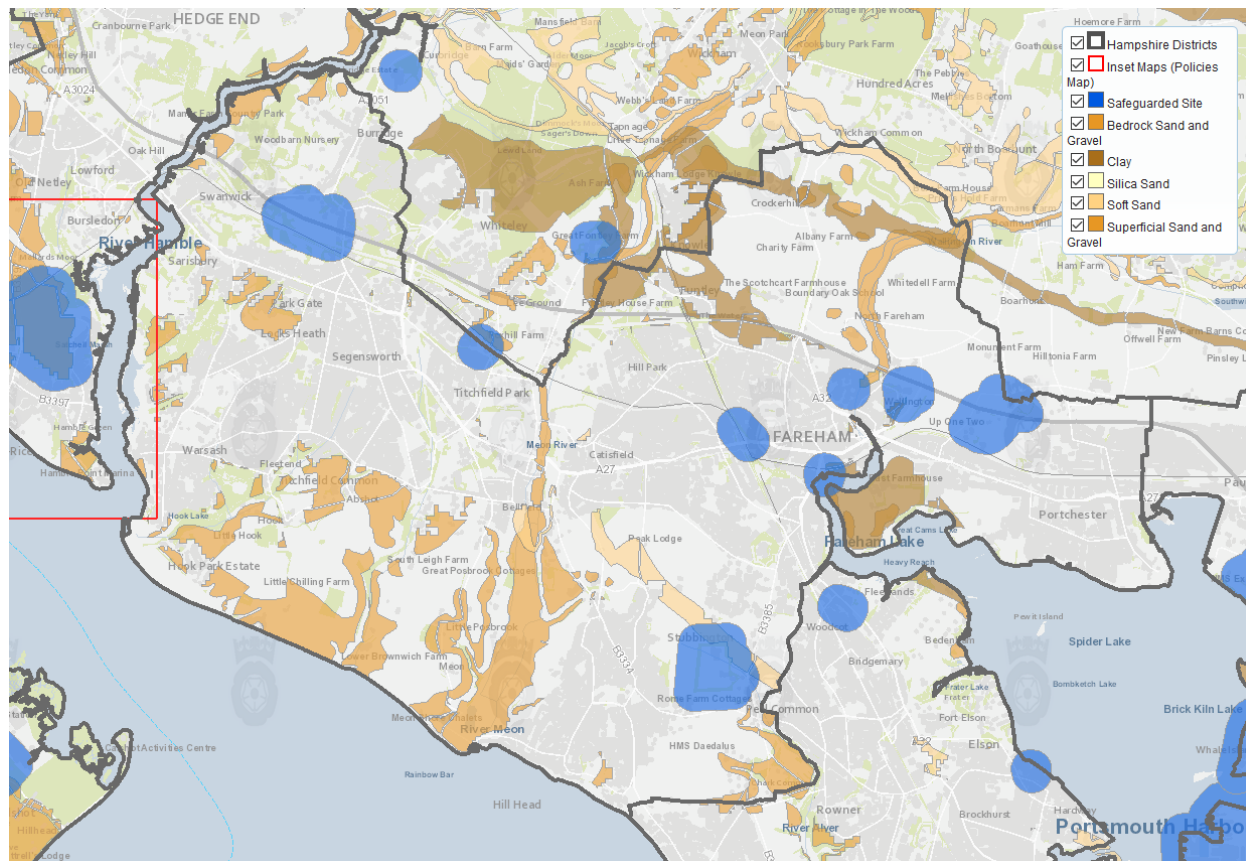
<sup>71</sup> HCC (2013): *Hampshire Minerals and Waste Plan*. Accessed online [29/5/19] at

<https://documents.hants.gov.uk/mineralsandwaste/HampshireMineralsWastePlanADOPTED.pdf>

<sup>72</sup> HCC (2019): *Hampshire Minerals and Waste Local Plan Policies Map*. Accessed online [29/5/19] at:

<https://maps.hants.gov.uk/mineralsconsultationareas/>

Code	Name	Detail
FA025	Warren Farm & Down End Quarry, Fareham	Aggregates Rec, Landfill (I), Chalk, Waste Transfer & Processing



**Figure 11.1: Minerals Consultation Area Policies Map for Fareham Borough (HCC, 2019)**

11.2.2 In addition there are 20 currently permitted minerals and waste sites in the borough:

- ▶ Hook Lane Landfill, Warsash, Fareham (completed and restored landfill);
- ▶ Warren Farm and Down End Quarry, Fareham (active; aggregates recycling, landfill, chalk extraction, waste transfer and processing);
- ▶ Rookery Farm, Swanick, Fareham (active; aggregates recycling);
- ▶ Portchester Chalk Pit, Fareham (closed/dormant; chalk extraction);
- ▶ Fareham Rail Aggregates Depot, Fareham (active);
- ▶ Upper Quay Aggregates Wharf, Fareham (active);
- ▶ Wallington Depot, Fareham (active; aggregates recycling, waste processing);
- ▶ Eastern Distributor Road, Segensworth (completed and restored landfill);
- ▶ Unit 6 Crompton Way, Segensworth (active; waste processing);
- ▶ Barnes Wallis Road, Segensworth (active; household waste and recycling centre);
- ▶ Broadcut (active; waste transfer station);

- ▶ Woodleigh Farm, Funtley (completed and restored landfill);
- ▶ Wallington Hill, Fareham (active; combined sewer overflow);
- ▶ Land within Allotment Gardens, The Gillies (active; waste water treatment works);
- ▶ Peel Common WTW, Newgate Lane, Stubbington (active; waste water treatment works);
- ▶ Wickham Road WTW, Fareham (active; waste water treatment works);
- ▶ Hook Park WTW, Workman’s Lane, Hook, Warsash (active; waste water treatment works);
- ▶ Charity Farm, 127 Wickham Road, Fareham (inactive; waste recycling);
- ▶ Unit 1 Pinks Sawmill, Wickham Road, Fareham (active; waste transfer station); and
- ▶ Down Barn Farm, Boarhunt Road, Fareham (active; waste recycling).

### 11.3 Waste and Recycling

11.3.1 Over the last eight years, the amount of household waste generated in England and the South East has gradually declined while the proportion that is recycled has increased, although these trends have plateaued somewhat in the last four years<sup>73</sup>; see Figure 11.2. In Fareham the trend appears to be reversed, with recycling rates decreasing between 2011/12 and 2015/16 and continuously below the regional and national rate. There has been some increase in recycling rates between 2016/17 and 2017/18 but these are still well below national and regional averages.

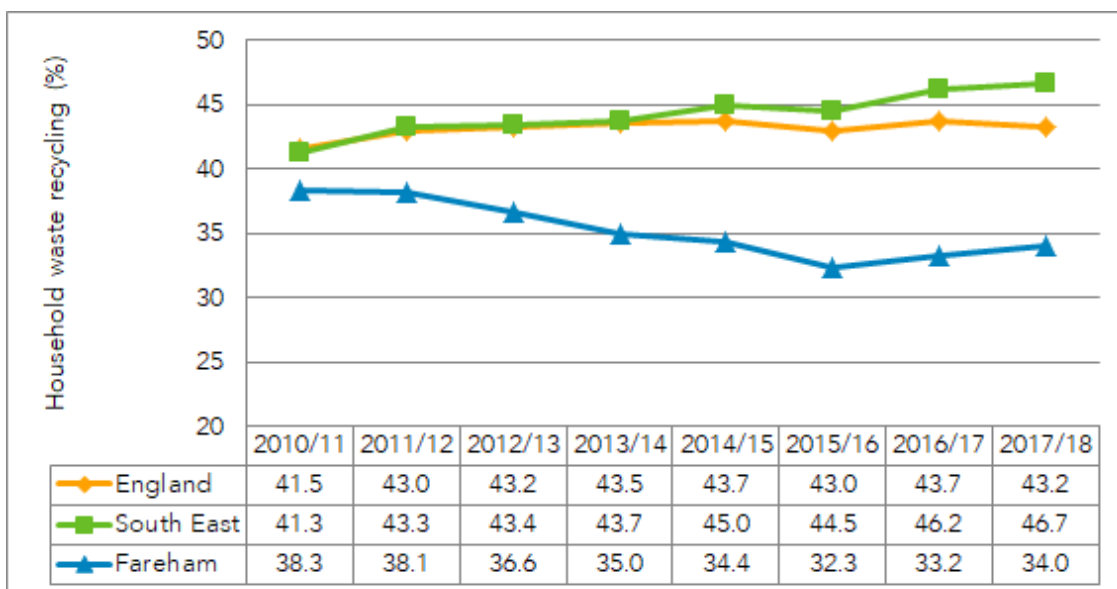
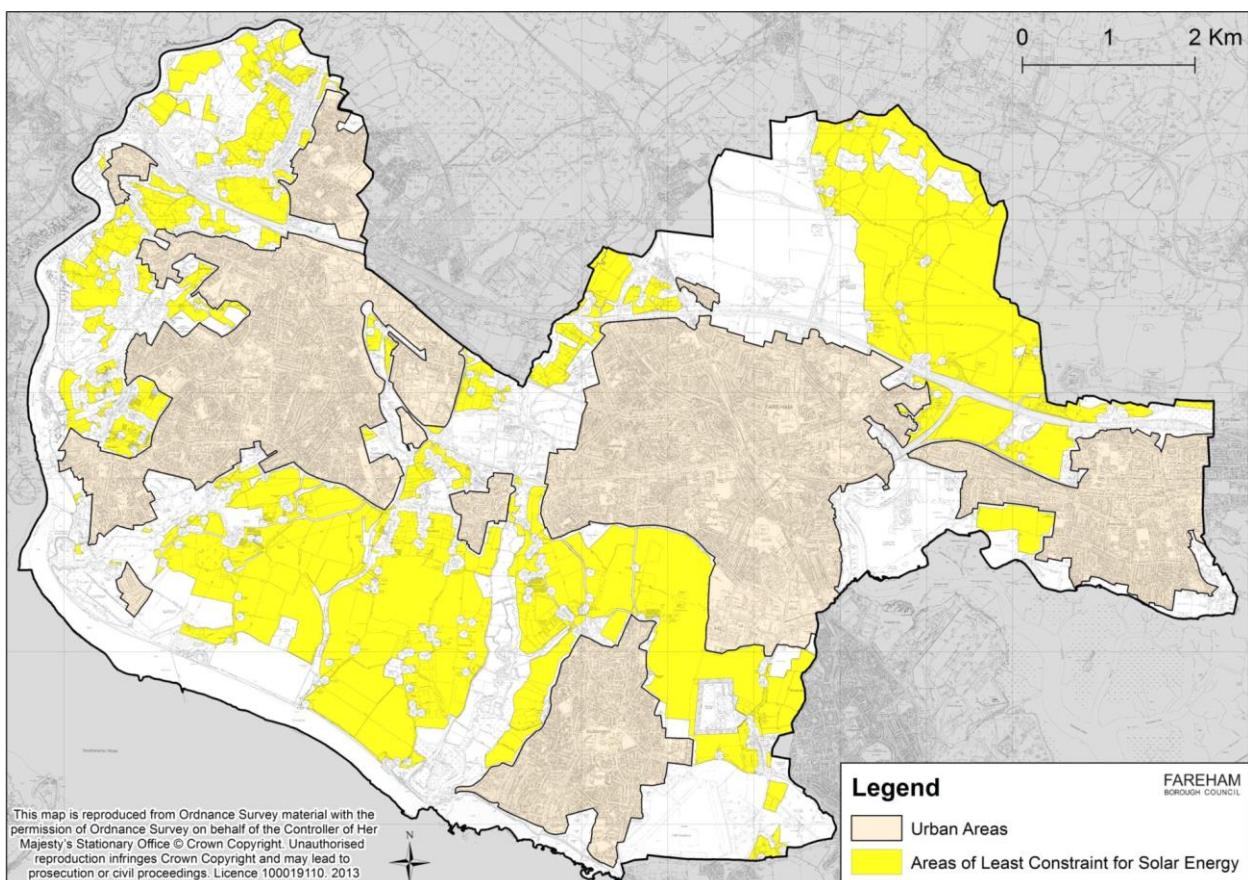


Figure 11.2: Proportion of Household Waste Sent for Recycling/Composting (Defra, 2019)

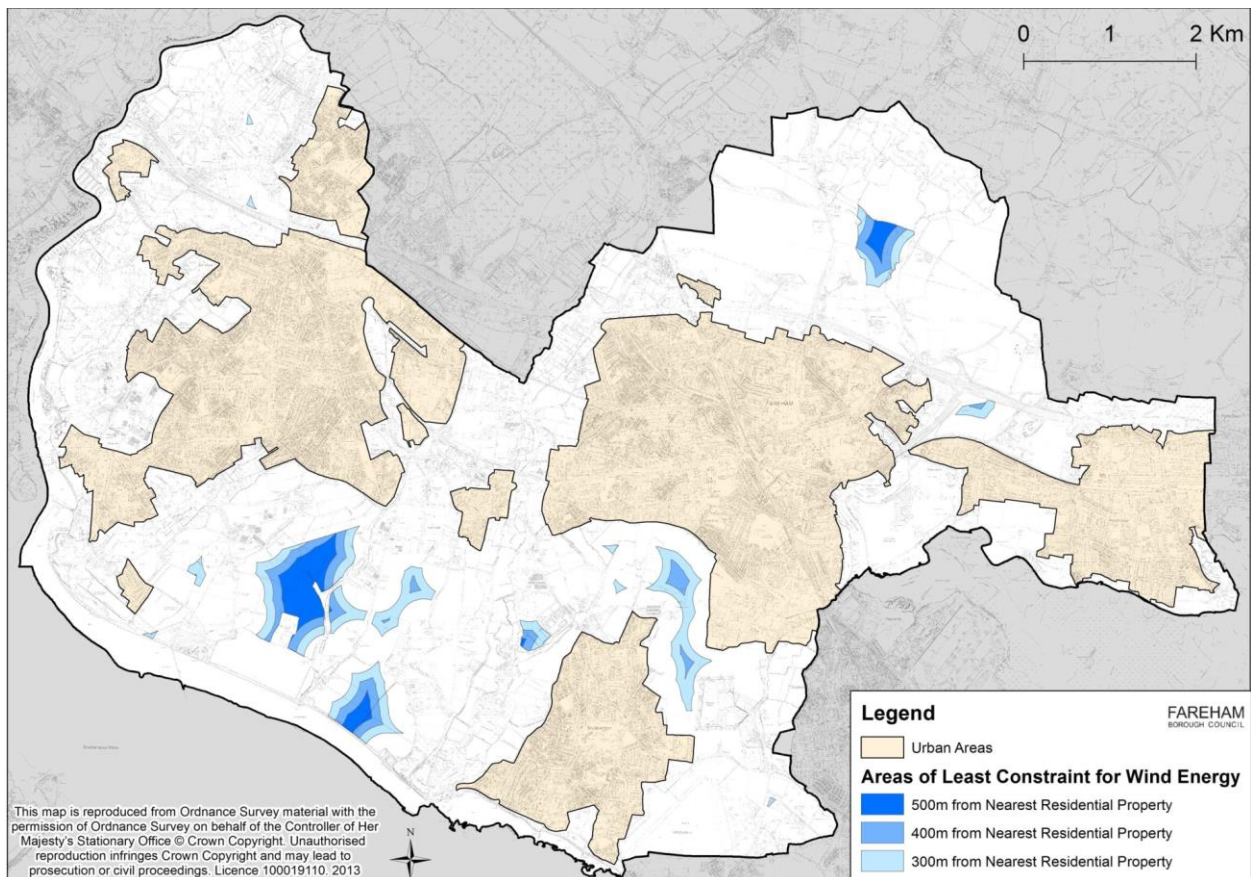
<sup>73</sup> Defra (2015): ENV18 - Local authority collected waste: annual results tables. Accessed online [25/1/16] at: <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

## 11.4 Renewable Energy

11.4.1 The Renewable and Low Carbon Energy Capacity Study for the borough (Parsons Brinckerhoff, 2013) made a conservative estimate that there were approximately 3.8MWe and 2.3MWh of installed capacity in 2013. However, the available renewable energy resource is better than the average for the UK, with good opportunities available in wind, small-scale hydropower, biomass and particularly solar. The report estimates a maximum theoretical solar PV capacity of 1,664MW (ground-mounted) and 72.3MW of wind capacity (based on 300m property buffer and ecological designations), and presents maps of the least constrained areas of the borough (Figure 11.3 and Figure 11.4). The borough has a renewable energy target of 12MW installed capacity by 2020 but there is currently no system for monitoring new installations (FBC, 2015).



**Figure 11.3: Areas of Least Constraint for Solar Energy (Source: FBC)**



**Figure 11.4: Areas of Least Constraint for Wind Energy (Source: FBC)**

## 11.5 Infrastructure Delivery

11.5.1 The development of Welborne will require substantial infrastructure investment through a combination of developer funding and public sector support, including (FBC, 2014d):

- ▶ Affordable housing;
- ▶ Transport infrastructure (highways and public transport);
- ▶ Water supply and waste water treatment infrastructure
- ▶ Health and care facilities;
- ▶ Green and environmental infrastructure;
- ▶ Telecoms infrastructure;
- ▶ Public realm investment.
- ▶ Education & pre-school facilities;
- ▶ Energy supply infrastructure including potential renewable heat generation;
- ▶ Workspace and business support facilities;
- ▶ Waste management infrastructure;
- ▶ Sports and leisure facilities;
- ▶ Community facilities; and

11.5.2 The wider infrastructure needs of the borough are identified in the borough Infrastructure Delivery Plan (excluding Welborne; FBC 2017) and are funded through a combination of Community Infrastructure Levy funds, developer contributions from planning obligations and public sector support. The Infrastructure Development Plan is being updated as part of the Local Plan process.

## 11.6 Previously Developed Land

11.6.1 The borough has a target for >60% of all new homes to be built on previously developed land, which was being significantly exceeded between 2007/08 and 2009/10 but was then not met between 2010 and 2014<sup>74</sup>; see Table 11.2. This is because the definition of previously developed land changed to exclude residential garden sites. Since 2015 this target has been exceeded, with the exception of 2017/18 when completions on previously developed land were just below the target at 59.7%.

**Table 11.2: Residential Completions on Previously Developed Land (Source: FBC)**

Year	Dwellings on previously developed land (%)
2018/19	62.8%
2017/18	59.7%
2016/17	64.2%
2015/16	60.2%
2014/15	55.5%
2012/13	26.9%
2011/12	54.7%
2010/11	35.7%
2009/10	93.3%
2008/09	85.9%
2007/08	81.7%

11.6.2 The Fareham borough brownfield land register includes a list of previously developed sites which are capable of being redeveloped or converted to provide housing-led development in the borough. There are currently 33 sites on the register, 14 of which have already been granted planning consent. The remaining 19 sites have the potential to deliver 869 net dwellings.

## 11.7 Spatial Context

11.7.1 All five Spatial Planning Areas have at least one safeguarded site from the Minerals and Waste Local Plan. Large parts of rural Titchfield and the Western Wards harbour deposits of gravel, sand and clay, together with smaller sections of Hill Head / Stubbington, Fareham and Portchester.

11.7.2 Large parts of rural Titchfield, the Western Wards and Hill Head / Stubbington are mapped as least constrained regarding solar energy generation, with smaller areas of potential in Fareham and Portchester. Least constrained land for wind energy generation is far less prevalent and focused on Chilling (Western Wards), Brownwich (Titchfield) and north of Fareham.

<sup>74</sup> Fareham LDF Annual Monitoring Reports 2009 to 2015, the latest of which is available online [15/7/19] at:

<http://www.fareham.gov.uk/PDF/planning/amr2015.pdf>



## **11.8 Likely Evolution of the Baseline in the Absence of the Local Plan**

11.8.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to material assets that may continue under such a scenario include:

- ▶ Increased overall production of waste and, possibly, increasing rates of recycling and composting as newer homes are designed to be more waste efficient and access to recycling facilities is improved.
- ▶ Increased renewable energy generation as progress is made towards the target of 12MW installed capacity by 2020 set out in Core Strategy Policy CS16.
- ▶ High proportion of housing completions on greenfield land (including Welborne) despite the Core Strategy's focus on previously developed land within the most sustainable and accessible settlements.

## **11.9 Key Issues**

11.9.1 Key issues for material assets relevant to the Local Plan are:

- ▶ There is a need to protect safeguarded minerals and waste sites and minerals deposits from negative effects of development, including sterilisation.
- ▶ Household recycling rates are unfavourable compared to national and regional averages and require improvement to accommodate growth. New local recycling centres will be required to serve new development allocations.
- ▶ There is significant potential to utilise recycled and reused materials through development in the borough.
- ▶ Continuing to meet targets for the use of previously developed land will be challenging given the past change in definition of residential garden land and quantum of new development planned for Welborne.
- ▶ There are widespread opportunities to increase the capacity of the borough's renewable energy generation, particularly for solar PV, although the national policy context for such development is becoming less favourable.

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## 12 Population and Quality of Life

### 12.1 Summary of Policy and Plan Review

- 12.1.1 PPPs on population include a range of different objectives, including tackling social exclusion, improving human rights and public participation, improving health, and ensuring every child has the chance to fulfil their potential by reducing levels of education failure, ill health, substance misuse, crime and anti-social behaviour. At the regional and local levels, support for cultural diversity and young people are key aims. The Equality Act 2010 is the law intended to achieve equal opportunities in the workplace and in wider society. The act protects everyone against unfair treatment, on the basis of protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.
- 12.1.2 Community cohesion can be supported through new education, health, leisure and recreational facilities. Deprivation should be limited by: promoting development location which improves accessibility to services, facilities and amenities; enhancing the local environment through appropriate land use, design and layout and incorporation of green infrastructure; facilitating the provision of new educational and learning facilities to help improve skills and increase opportunities; and supporting social inclusion.

### 12.2 Population Size, Structure, Density and Growth

- 12.2.1 In June 2016 the population of Fareham was 115,800 people, with 49% male and 51% female<sup>77</sup>. In 2011 the population density was high, at 15 persons per hectare in comparison to the South East (4.5) and England where density was 4.1 persons per hectare, and there were an average of 2.39 people per household<sup>78</sup>.
- 12.2.2 Population growth in Fareham has recently progressed at a slower rate than that experienced regionally and nationally<sup>79</sup>, as shown in Table 12.1. From 2008 to 2017 the population of the borough has grown from 110,200 to 116,200, an overall increase of 5.4%. This is a slightly lower rate of increase than the figures for the South East and England during the same period, which were 7.8% and 6.9% respectively.
- 12.2.3 It is also predicted that the borough's population will grow at a relatively steady pace in the next few decades, as suggested in Figure 12.1, from 115,800 in 2016 (start of the LPR period) to 122,100 in 2026 to 129,400 in 2036 (end of the LPR period), or a 11.7% increase over the plan

<sup>77</sup> ONS (2019): [Population Projections for Local Authorities: Table 2](#). Accessed online [30/5/19].

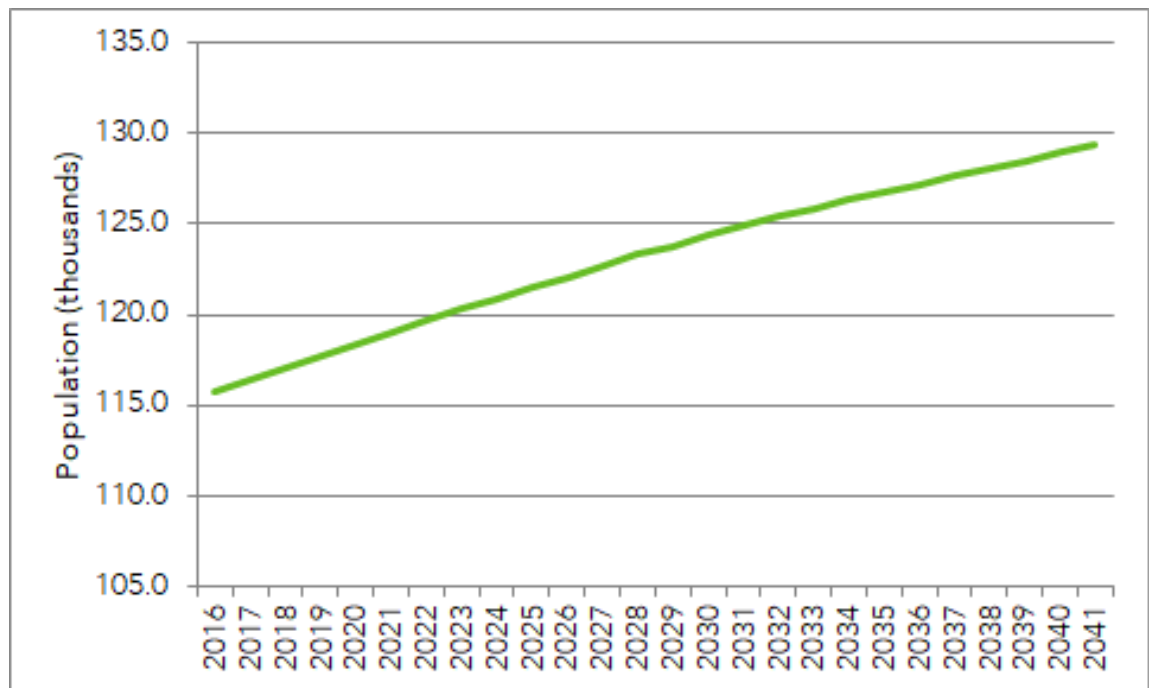
<sup>78</sup> Based on a 2011 population of 111,581 within 46,579 households over 7,423.27ha in the borough. NOMIS: [Population Density, 2011 \(QS102EW\)](#) and [Accommodation Type - Households, 2011 \(QS402EW\)](#). Accessed online [30/5/19].

<sup>79</sup> NOMIS: [Total population time series, all persons](#). Accessed online [10/6/19] at [https://www.nomisweb.co.uk/reports/lmp/la/1946157303/subreports/pop\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157303/subreports/pop_time_series/report.aspx?)

period<sup>80</sup>. This is lower than the 13.4% expected for the South East and 12.1% expected for England. The age group with the greatest projected percentage change in population is 65+ years at 50.9% over the plan period.

**Table 12.1: Mid-Year Population Change 2008-2017 (thousands) (Source: ONS)**

Year	Fareham	South East	England
2008	110.2	8,426.4	60,044.6
2009	110.8	8,490.9	60,467.2
2010	111.4	8,577.8	60,954.6
2011	111.9	8,652.8	61,470.8
2012	112.9	8,724.9	61,881.4
2013	113.9	8,793.2	62,275.9
2014	114.7	8,874.0	62,756.3
2015	115.2	8,949.4	63,258.4
2016	115.8	9,030.3	63,785.9
2017	116.2	9,080.8	64,169.4



**Figure 12.1: Fareham Population Projection (Thousands) (Source: ONS, 2019)**

<sup>80</sup> ONS (2019): [Population Projections for Local Authorities: Table 2](#). Accessed online [30/5/19].

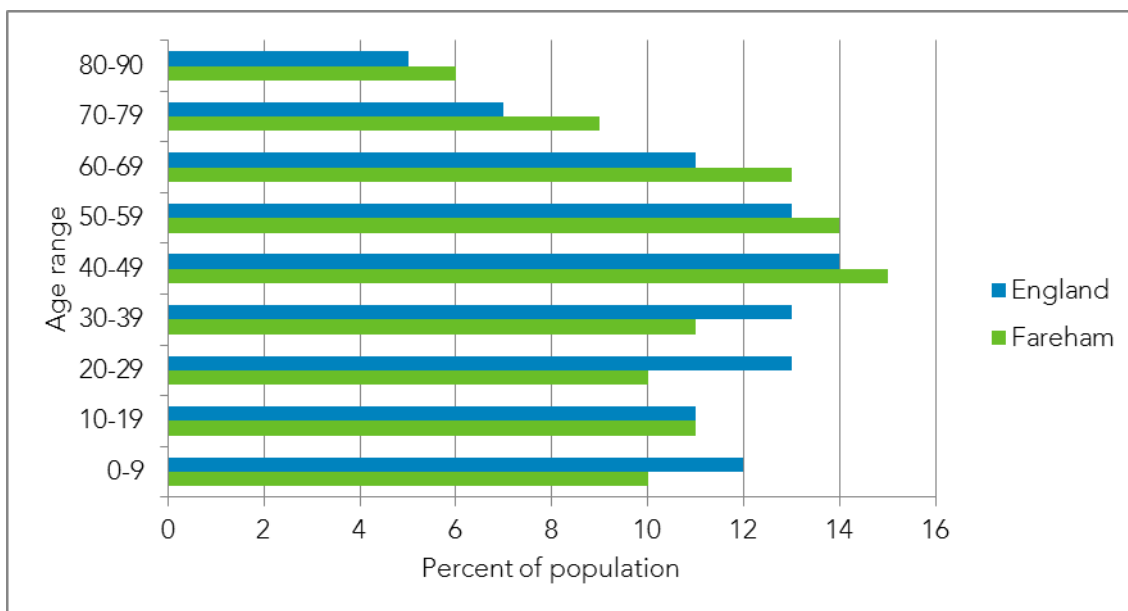
### 12.3 Age and Ethnicity

12.3.1 Table 12.2 shows that the highest percentage of people living in Fareham were aged 25-44 in 2011<sup>81</sup>. This is also the largest age range in the South East and in England. The lowest proportion of people were aged 16-24 in Fareham where they accounted for 10.0% of the total population. Again this is mirrored on a regional and national level.

**Table 12.2: Percentage of People by Age Range (2011) (Source: ONS, 2011)**

Age range	Fareham	South East	England
0-15yrs	17.4	19.0	18.9
16-24yrs	10.0	11.2	11.9
25-44yrs	23.7	26.5	27.5
45-59yrs	21.5	19.9	19.4
60-74yrs	17.6	15.0	14.6
75yrs+	9.8	8.3	7.8

12.3.2 Using a decadal approach to age, Figure 12.2 shows that in 2016 the largest group in Fareham was those aged 50-59yrs, whereas in England the largest group was those aged 40-49yrs<sup>82</sup>. In Fareham the next largest groups are 40-49rs and 60-69yrs, whereas in England the next largest groups go down the scale to 30-39yrs and 20-29yrs, again illustrating the trend towards an ageing population in Fareham.



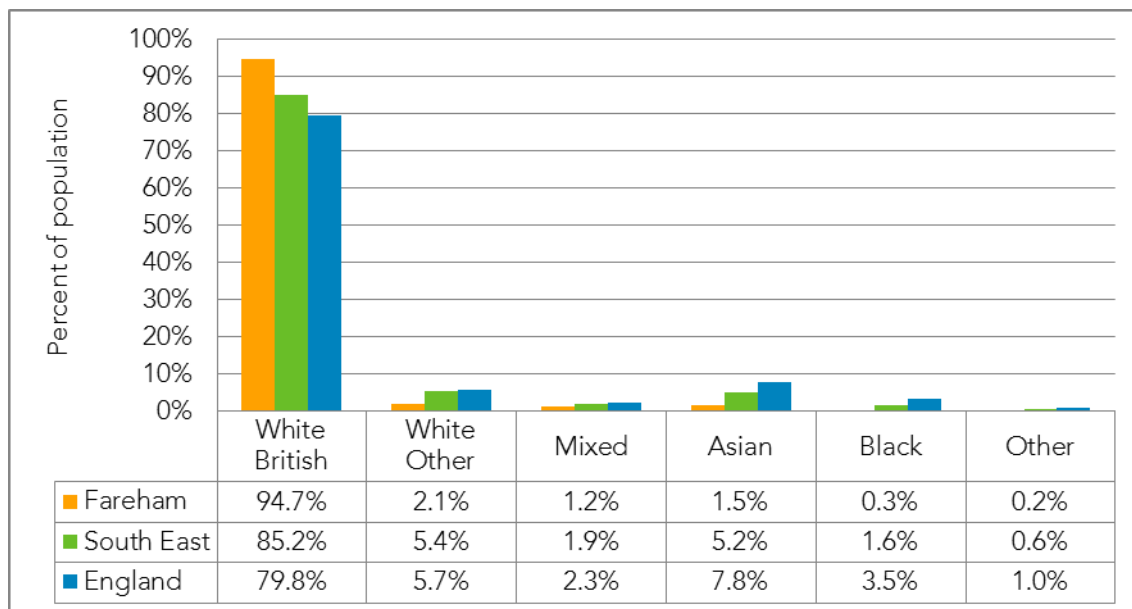
**Figure 12.2: Percentage of People by Age Range (Source: ONS, 2014)**

12.3.3 In Fareham in 2011, as can be seen in Figure 12.3, the majority of people identified their ethnicity as being White British, and this proportion was much higher than for the regional and

<sup>81</sup> HCC: [Hampshire facts and figures: Age structure KS102EW](#). Accessed online [30/5/19].

<sup>82</sup> ONS (2019): [Population Projections for Local Authorities: Table 2](#). Accessed online [30/5/19].

national averages<sup>83</sup>. Similarly, far fewer people in Fareham identified themselves as White Other, Mixed, Asian, Black or Other ethnicity when compared to the figures for the South East and England.



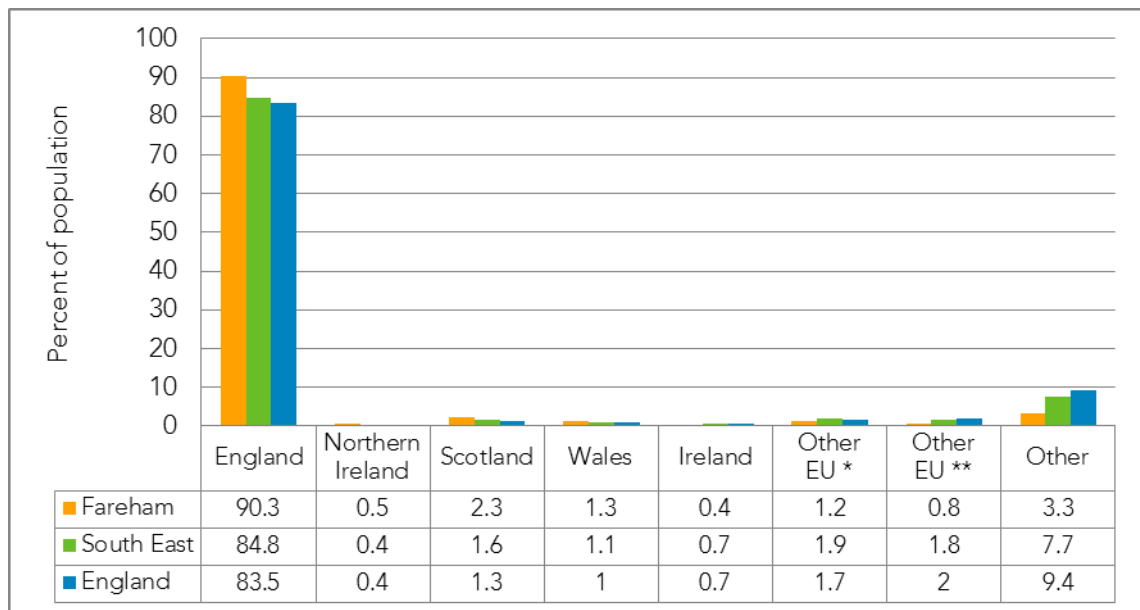
**Figure 12.3: Percent of Population by Ethnicity (2011) (Source: ONS, 2011)**

## 12.4 Migration and Community Patterns

12.4.1 Fareham, as can be seen in Figure 12.4, has a higher percentage of people born in England (90.3%) than the South East and England (84.% and. 83.5% respectively)<sup>84</sup>. The South East and England have a higher percentage of people from outside of the UK and Ireland. In comparison to Fareham, in the South East there are 6.4% more people born outside of the UK and in England there are 8.1% more.

<sup>83</sup> HCC: [Hampshire facts and figures, Ethnic Group, 2011 \(QS201EW\)](#). Accessed online [30/5/19].

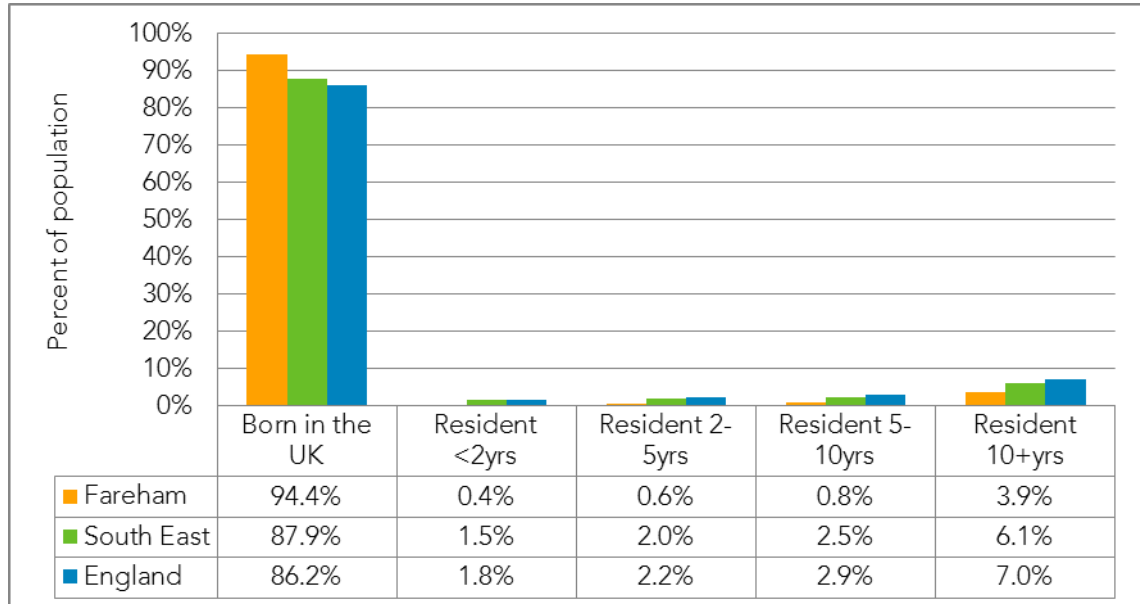
<sup>84</sup> HCC: [Hampshire facts and figures: Country of Birth, 2011 \(KS204EW\)](#). Accessed online [30/5/19].



\* Member Countries in March 2001; \*\* Accession Countries April 2001 to March 2011

**Figure 12.4: Percentage of People by Place of Birth (2011) (Source: ONS, 2011)**

12.4.2 Fareham also has a much lower percentage of people who have been resident in the UK for between 0 and 10 years at 1.8% (see Figure 12.5) which compares to 6.0% in the South East and in 6.8% England<sup>85</sup>.



**Figure 12.5: Percentage of People by Time Spent Living in the UK (2011) (ONS, 2011)**

## 12.5 Indices of Multiple Deprivation

12.5.1 In general, deprivation in Fareham is low. Based on the Indices of Multiple Deprivation 2019 (DCLG, 2019), the borough is ranked the 19<sup>th</sup> least deprived In England at 298 out of 317<sup>86</sup>.

<sup>85</sup> HCC: [Hampshire facts and figures: Length of Residence in the UK, 2011 \(QS803EW\)](#). Accessed online [30/5/19].

Hampshire was ranked the 15<sup>th</sup> least deprived upper tier authority in England<sup>87</sup>. In Fareham there are no lower super output areas (LSOA) in the 10% most deprived communities of England and no LSOAs in the 11%-20% most deprived communities; of the 73 LSOAs in Fareham, just six are among the 50% most deprived communities of England. As can be seen at Figure 12.7 these tend to be concentrated around central, south and west Fareham, and rural Titchfield.

## 12.6 Unemployment

12.6.1 Figure 12.6 shows that in Fareham between January 2010 and January 2018 the unemployment rate within the economically active population has fluctuated but overall has decreased from 4.7% to 2.9%<sup>88</sup>. In the South East and in Great Britain as a whole, there has been less fluctuation with a steady decrease in unemployment. However, Fareham’s unemployment rate has been consistently lower than that of the regional and national scales.

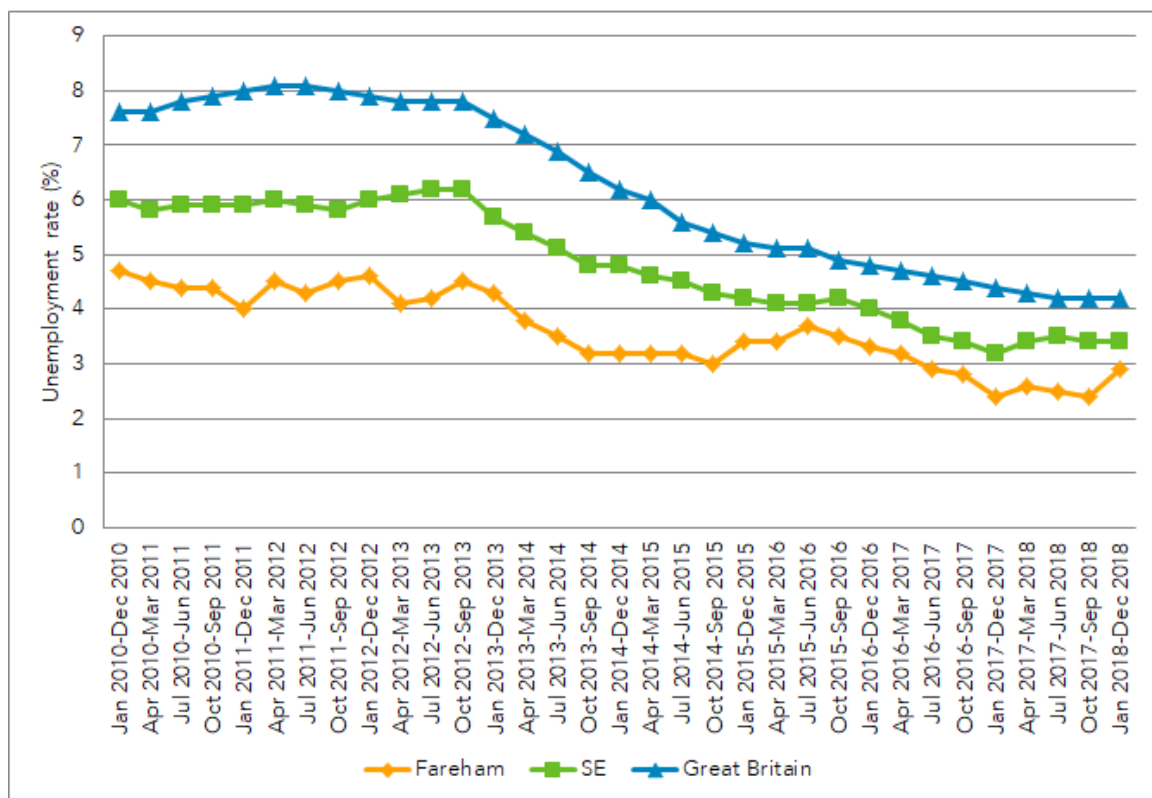


Figure 12.6: Unemployment Rate within Economically Active Population 2010-2018(Source: ONS, 2019)

<sup>86</sup> <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019> Accessed online [10/12/19]

<sup>87</sup> *ibid*

<sup>88</sup> NOMIS: [Fareham time series, economically active, unemployed...](https://www.nomisweb.co.uk/reports/lmp/la/1946157303/subreports/ea_time_series/report.aspx?) Accessed online [10/6/19] at [https://www.nomisweb.co.uk/reports/lmp/la/1946157303/subreports/ea\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157303/subreports/ea_time_series/report.aspx?)



## 12.7 Crime

12.7.1 Fareham has generally low levels of crime. In 2009, the borough had a crime rate of 34 offences per 1,000 population, compared to a crime rate of 49 offences per 1,000 population in the Hampshire force area and 50 offences per 1,000 population in England and Wales<sup>89</sup>. Despite some difference in the classification of crimes between 2010 and 2018, as shown by Table 12.3, crime rates for most types of offences in the borough have increased over this period<sup>90</sup>.

**Table 12.3: Recorded Crime Data (Source: ONS, 2019)**

Crime	Dec 2010	Dec 2018
All other theft offences	802	599
Bicycle theft	192	166
Criminal damage and arson	895	661
Death or serious injury caused by illegal driving	0	1
Domestic burglary	141	0
Drug offences	183	134
Fraud offences	103	No data
Homicide	0	1
Miscellaneous crimes against society	67	101
Non-domestic burglary	245	0
Non-residential burglary	No data	149
Possession of weapons offences	29	57
Public order offences	256	589
Residential burglary	No data	248
Robbery	16	37
Sexual offences	89	254
Shoplifting	494	762
Stalking and harassment	72	421
Theft from the person	80	60
Vehicle offences	456	674
Violence with injury	513	794
Violence without injury	437	934
<b>Total</b>	<b>5,070</b>	<b>6,642</b>

<sup>89</sup> Home Office (2010): Local Authorities: Recorded crime for seven key offences and BCS comparator 2007/08 to 2008/09. Accessed online [25/1/16] at: <http://data.gov.uk/dataset/local-authority-recorded-crime-key-offences-2007-2009>

<sup>90</sup> ONS: Recorded crime data at Community Safety Partnership and local authority level. Accessed online [10/6/19] at <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatacommunitysafetypartnershiplocalauthoritylevel>

## **12.8 Spatial Context**

12.8.1 Figure 12.8 maps the Index of Crime Deprivation (DCLG, 2019) for Fareham borough, and shows that, as with other indices, the Western Wards and Hill Head / Stubbington Spatial Planning Areas are among the least deprived communities in the country, together with urban parts of Titchfield and Portchester. Fareham has pockets of more deprived areas, with communities in west and south Fareham most affected by crime deprivation.

## **12.9 Likely Evolution of the Baseline in the Absence of the Local Plan**

12.9.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to population and quality of life that may continue under such a scenario include:

- ▶ Population growth in the borough will increase demand for housing, services and infrastructure, particularly around Fareham and Welborne.
- ▶ The rate of population ageing may slow as new residential development at Welborne is likely to be occupied by a higher proportion of younger families at least in the first instance.
- ▶ Employment and earnings could increase as developments in the plan area become operational and the economic climate improves.

## **12.10 Key Issues**

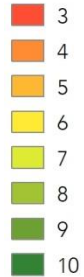
12.10.1 Key issues for population and quality of life relevant to the Local Plan are:

- ▶ Population growth in the borough will increase demand for housing, services and infrastructure, particularly around Fareham and Welborne.
- ▶ An ageing population and an increased dependency ratio in the borough have the potential to lead to implications for service provision.
- ▶ Whilst crime rates are low in the borough, perceptions of security and fear of crime are an issue for many residents and numbers of most types of crime are increasing.
- ▶ Unemployment has remained at a lower rate than regional and national averages since 2010.
- ▶ Although in general levels of deprivation in Fareham are low, the IMD sub-domains for outdoors living environment, geographical barriers to housing and services, and adult skills are those which the borough performs least favourably.
- ▶ The development of a high quality and multifunctional green infrastructure network in the area will be a key contributor to quality of life in the plan area.

# Fareham Local Plan

## Indices of Deprivation 2019

### IMD (Decile)

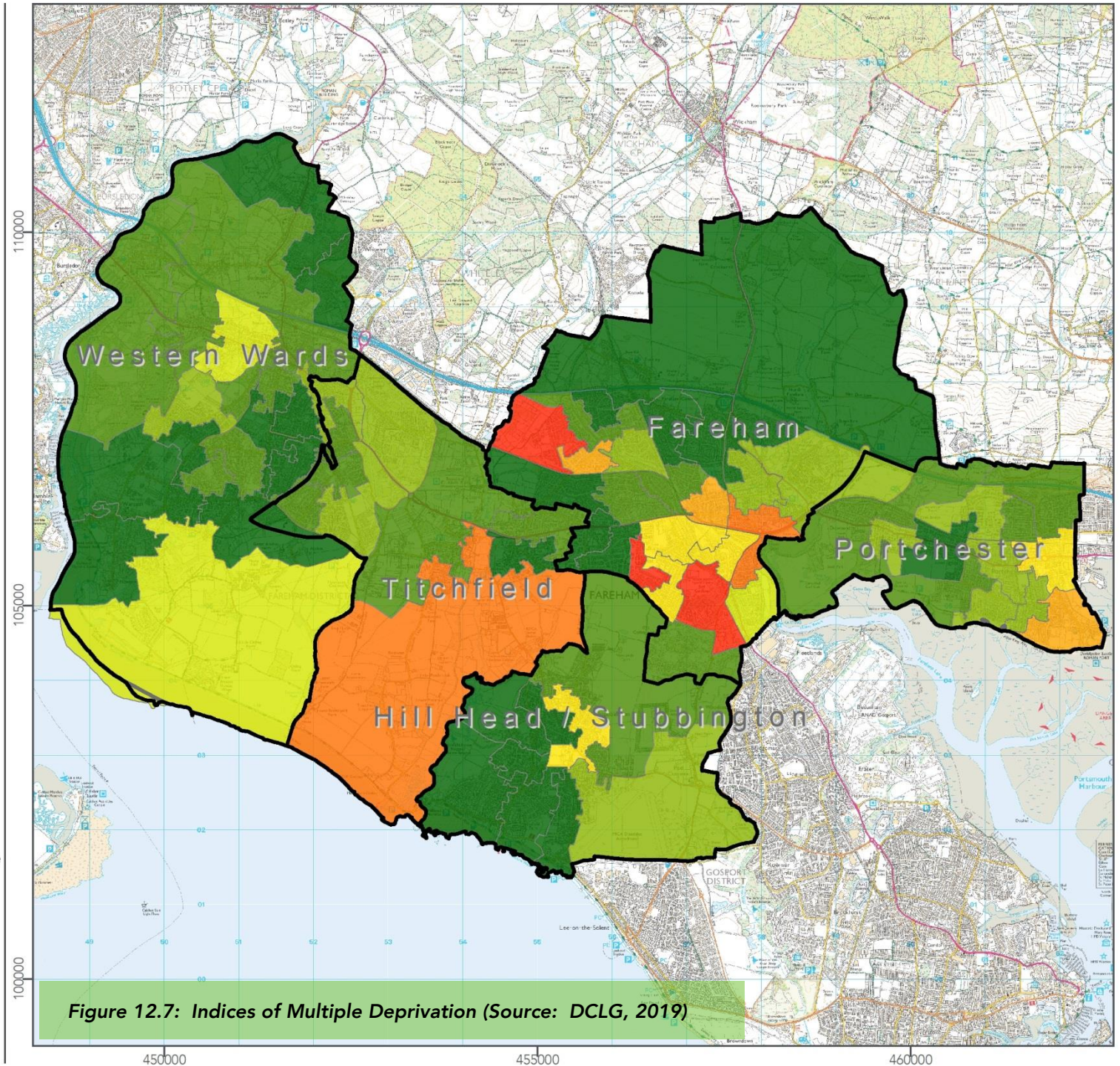


- Spatial Planning Areas
- Borough



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 Drawing number:  
 UE-0192\_IMD\_191206

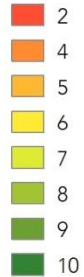


**Figure 12.7: Indices of Multiple Deprivation (Source: DCLG, 2019)**

# Fareham Local Plan

## Indices of Deprivation 2019

### Crime (Decile)

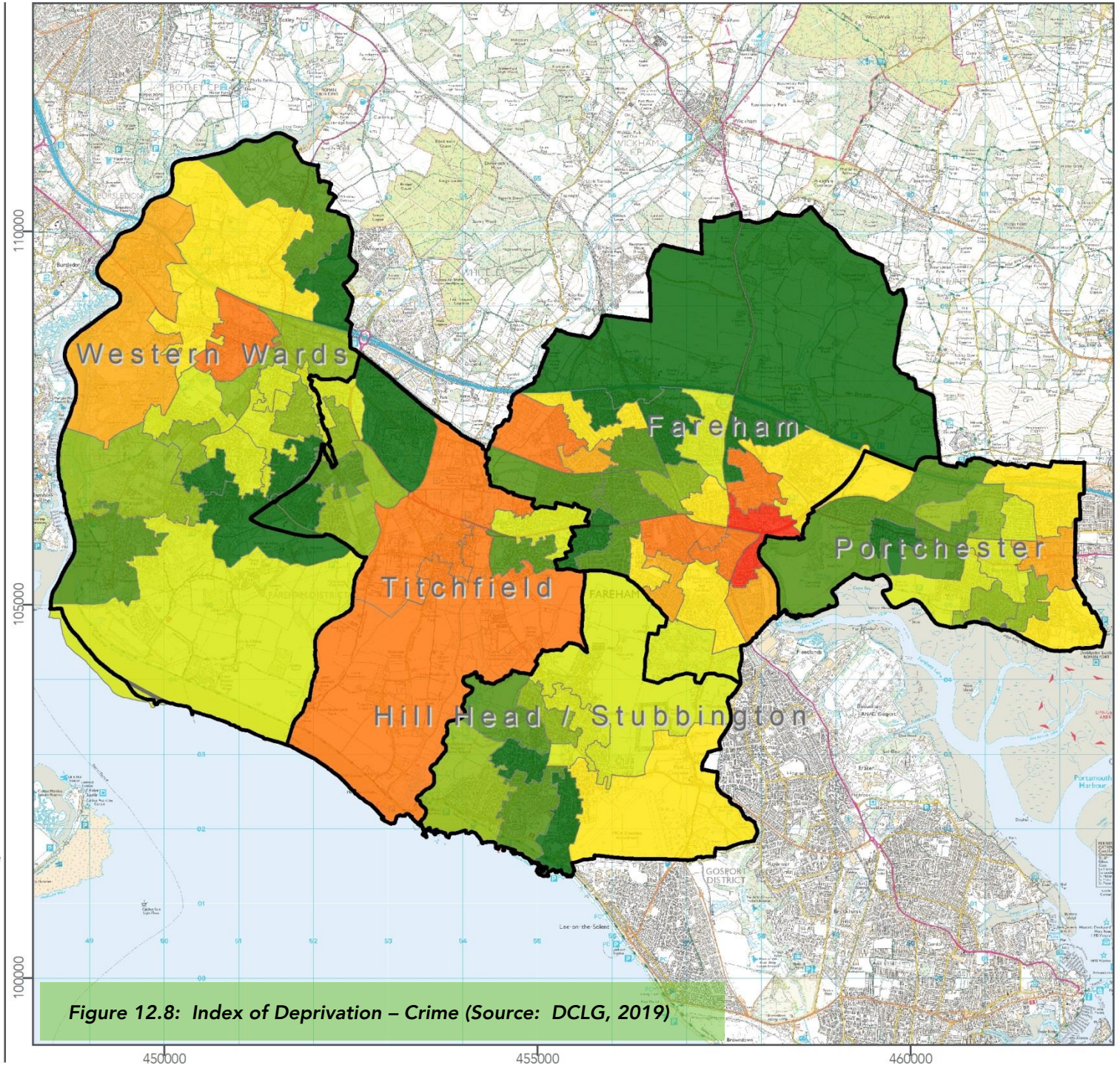


- Spatial Planning Areas
- Borough



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 UE-0192\_Crime\_191206



**Figure 12.8: Index of Deprivation – Crime (Source: DCLG, 2019)**

## 13 Soil

### 13.1 Summary of Policy and Plan Review

13.1.1 National and regional policies and strategies on soil seek to: prevent soil pollution; reduce soil erosion from wind and water; maintain soil diversity; improve the quality of soil, including through the remediation of contaminated land and through promoting an increase in organic matter in soil; protect and enhance stores of soil carbon and water; recognise soils' role for natural systems; and increase the resilience of soils to a changing climate. The PPPs also have a focus on protecting the quality and availability of agricultural land, especially best and most versatile agricultural land, by reducing soil degradation, maintaining soil productivity, limiting compaction and a range of other approaches.

### 13.2 Soils and Agricultural Land

13.2.1 Soil is a vital natural resource with a range of key functions including (Defra, 2011 c):

- ▶ Nutrient cycling;
- ▶ Water regulation;
- ▶ Carbon storage;
- ▶ Support for biodiversity and wildlife; and
- ▶ Providing a platform for food and fibre production and infrastructure.

13.2.2 Good quality soil hence underpins a number of important ecosystem functions and contributes to the provision of ecosystem services. The plan area has a soil resource which has developed since the last ice age 10,000 years ago. This encompasses a range of soils types which reflect complex interactions between underlying geology, landform, past and existing land use and climate.

13.2.3 Soil quality has a strong influence on the quality of agricultural land. The Agricultural Land Classification system provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. A number of consistent criteria used for assessment include; climate (temperature, rainfall, aspect, exposure, frost risk), site (gradient, micro-relief, flood risk) and soil (depth, texture, stoniness).

13.2.4 The Agricultural Land Classification (ALC) system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile (BMV) land is defined as Grades 1, 2 and 3a, which is deemed to be the land which is most flexible, productive and efficient in response to inputs, and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals. Local Planning Authorities are required as part of the Local Plan process to prioritise the use of lower quality land (i.e. non-BMV) in

preference of that of higher quality (Grades 1, 2 and 3a) in line with paragraph 170b) of the NPPF.

- 13.2.5 Agricultural Land Classification maps were produced for England and Wales in the 1970s to provide general strategic guidance on land quality to planners, and are supplied by Natural England. They show only five grades because their preparation preceded the subdivision of Grade 3 and the refinement of criteria, which occurred after 1976. Figure 13.1 shows the ALC mapping for the borough and indicates that, while Grade 1 agricultural land is almost entirely absent, a large proportion of the plan area is classified as Grade 2 or 3.
- 13.2.6 Post-1988 data is also available from Natural England but only for selected areas which have been re-surveyed in greater detail and to revised guidelines and criteria. Additional surveys are carried out on an ad hoc basis as part of the development planning process for specific sites. Currently available post-1988 data for the borough are shown on Figure 13.2. This shows that land within the Welborne policy boundary immediately north and south of the M27 is Grade 3b, however, approximately 187ha in the north of the site is assessed as Grade 3a best and most versatile agricultural land. There are other pockets of BMV land around Portchester, Peel Common, Stubbington and Warsash.

### 13.3 Spatial Context

- 13.3.1 Hampshire as a whole is predominantly identified as Grade 3 agricultural land (56.9%), with only 4.9% identified as Grade 2, and 0.4% at Grade 1<sup>91</sup>. Fareham borough makes a significant contribution to the amount of Grade 2 agricultural land in the county, with other high quality agricultural land occurring in the North Downs near Basingstoke, to the east of Alton, southern parts of Winchester district, and coastal areas of the New Forest. In terms of soil types, much of Hampshire comprises 'freely draining slightly acid loamy soils' and 'shallow lime-rich soils over chalk or limestone', though the urban south of the county (as well as the New Forest) comprises mainly 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'<sup>92</sup>.
- 13.3.2 Within Fareham borough, better quality agricultural land is present in all five Spatial Planning Areas, particularly in the north of Fareham, the west of Portchester, the northeast of Hill Head / Stubbington, the south of Titchfield, and the southeast of the Western Wards Spatial Planning Area. The latter area differs from the rest of Fareham borough due to its 'freely draining very acid sandy and loamy soils', whilst there is an area of 'loamy soils with naturally high groundwater' at the confluence of the Hill Head / Stubbington and Fareham Spatial Planning Areas<sup>93</sup>.

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<sup>91</sup> Winchester District Council (2011): *North of Fareham Strategic Development Area: Summary Landscape Appraisal*. Accessed online [30/5/19] at: <https://www.winchester.gov.uk/planning-policy/evidence-base/site-assessments/fareham-strategic-development-area-sda-site-assessments>

<sup>92</sup> National Soil Resources Institute (2005): *Soilscapes (England)*. Accessed online [12/1/16] at: <http://magic.defra.gov.uk/MagicMap.aspx>

<sup>93</sup> *Ibid.*

### **13.4 Likely Evolution of the Baseline in the Absence of the Local Plan**

13.4.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Soils in England continue to be degraded by human actions including urban development, which can make them vulnerable to erosion, compaction and loss of organic matter. The Local Plan Part 2: Development Sites and Policies, adopted in 2015, should reduce the risk of areas of high quality agricultural land outside of the settlement boundaries (including Welborne) being lost to development. However, without the Local Plan, the higher identified need for housing provision could nevertheless put increased pressure on Fareham's soil resource, and result in greater soil compaction.

### **13.5 Key Issues**

13.5.1 Key issues for soil relevant to the Local Plan are:

- ▶ The plan area is underlain with areas of the best and most versatile agricultural land.
- ▶ Growth has the potential to lead to a loss of soil resources, an increase in soil erosion, and a loss of productivity and function.
- ▶ Given the expected loss of c.187ha of Grade 3a best and most versatile agricultural land at Welborne, any future changes to defined urban settlement boundaries should seek to avoid further loss of BMV land.
- ▶ The Council should ensure there is sufficient detailed information to apply the requirements of the NPPF in order to provide the necessary evidence to underpin the Local Plan. Where no reliable information is available, it would be reasonable to expect that developers should commission a new ALC survey for any sites they wish to put forward for consideration in the Local Plan.

# Fareham Local Plan

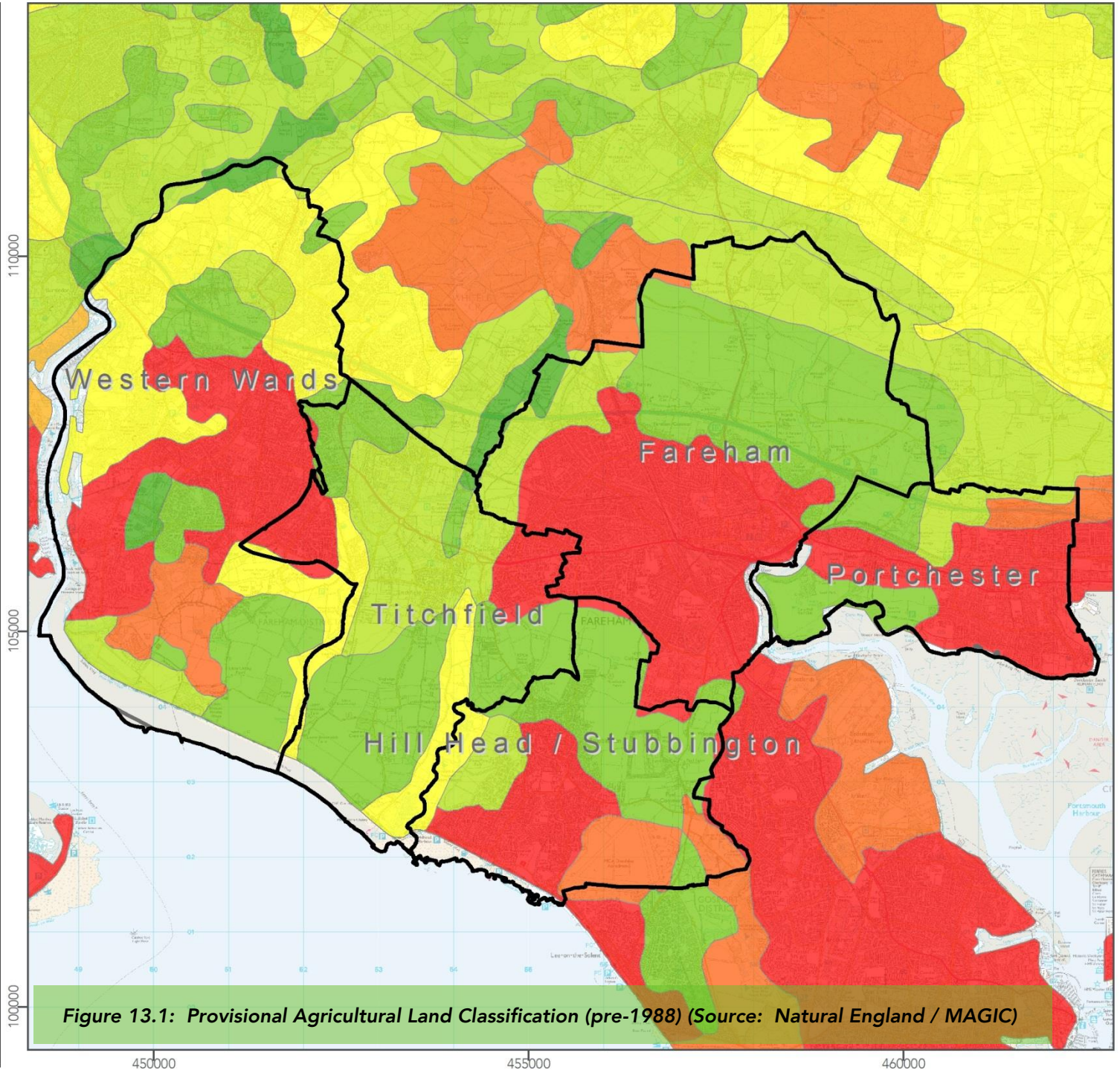
Provisional ALC © ADAS & Defra

- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Non Agricultural
- Urban
- Spatial Planning Areas
- Borough



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**Figure 13.1: Provisional Agricultural Land Classification (pre-1988) (Source: Natural England / MAGIC)**



# Fareham Local Plan

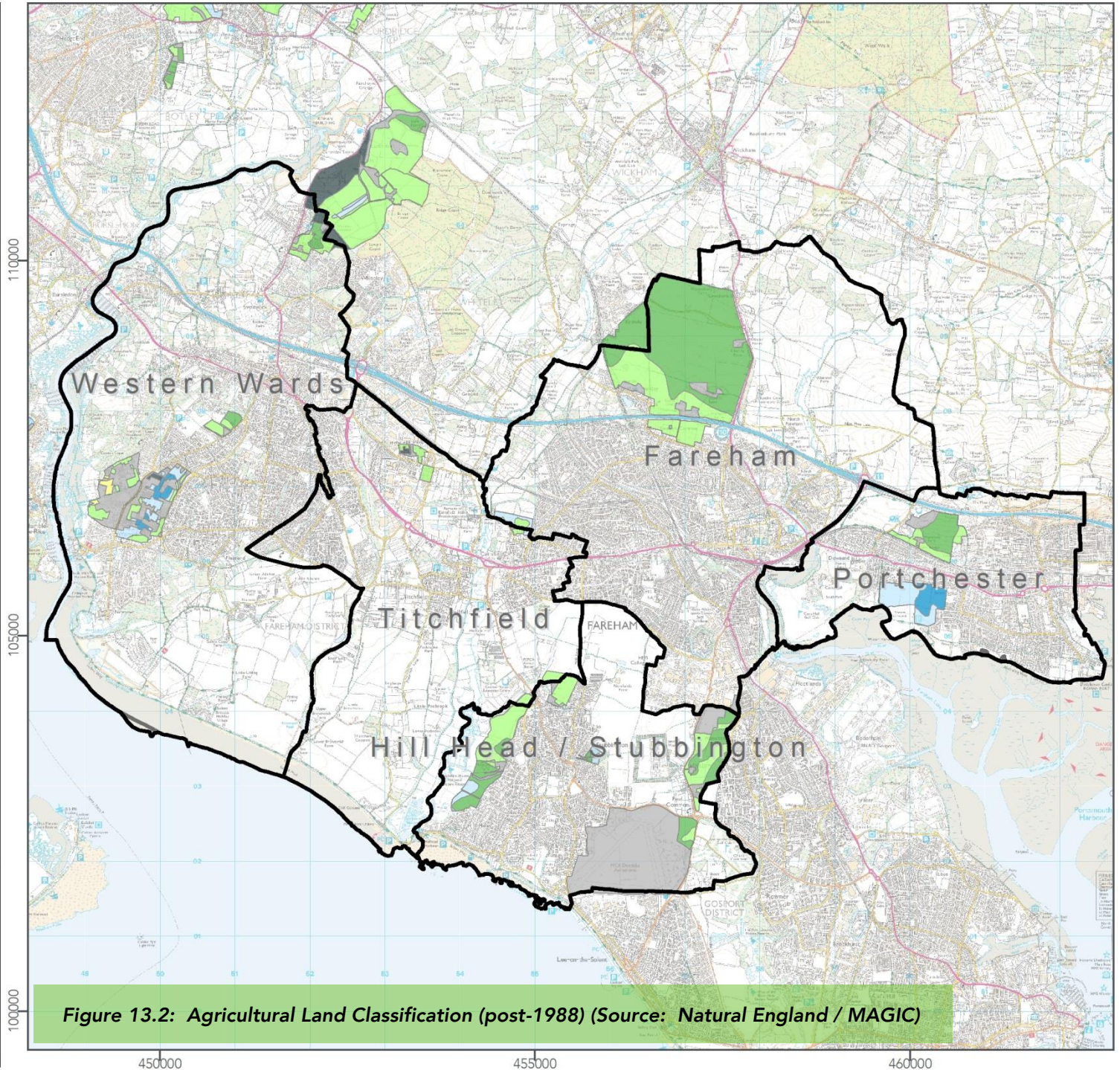
ALC Grades (Post 1988) © ADAS & Defra

- Grade 1
- Grade 2
- Grade 3a
- Grade 3b
- Grade 4
- Grade 5
- Other
- Not Surveyed
- Spatial Planning Areas
- Borough



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 UE-0192\_Agri\_Land\_post-1988\_191206



**Figure 13.2: Agricultural Land Classification (post-1988) (Source: Natural England / MAGIC)**

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# 14 Water

## 14.1 Summary of Policy and Plan Review

- 14.1.1 National water policies are primarily driven by the aims of the EU Water Framework Directive 2000/60/EC, as translated into national law by the Water Framework Regulations 2003. Key objectives include improving the quality of rivers and other water bodies to 'good ecological status' by 2015; considering flood risk at all stages of the plan and development process in order to reduce future damage to property and loss of life; and incorporating water efficiency measures into new developments.
- 14.1.2 The NPPF requires the planning system to contribute to and enhance the natural and local environment by: preventing new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. It seeks to ensure that all types of flood risk are taken into account, over the long term, during the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.
- 14.1.3 National and regional strategies also focus on maintaining and protecting the availability of water. Water treatment in Fareham borough is managed by Southern Water, whilst drinking water supply is managed by either Southern Water or Portsmouth Water, depending on the geographic location of the household. Portsmouth and Southern Water's Water Resource Management Plans provide the means of enabling water to be supplied and treated in the area covered by the plan. Water supply and use is guided by Environment Agency's Abstraction Licensing Strategies. The River Basin Management Plan (South East River Basin District) highlights the current state of watercourses in the area, and the opportunities and actions for improvements in order to meet Water Framework Directive objectives.

## 14.2 Watercourses

- 14.2.1 Fareham borough overlaps with the catchment areas of three main rivers; the River Hamble, the River Meon and the Wallington River. The River Hamble marks the western borough boundary, splitting at Botley, north of the borough, to form two main tributaries. The River Meon, which rises west of Petersfield, flows southwards to the west of Fareham town centre, and enters the Solent downstream of Titchfield. The Wallington rises close to Waterlooville, and flows through North Fareham, southwards into Portsmouth Harbour to the east of Fareham town centre.

## 14.3 Water Resources

- 14.3.1 Groundwater provides the majority of water in the wider South Hampshire area. A major intermediate aquifer underlies north Fareham and as such is an important source of water for the wider sub-region. In this context the most sensitive parts of the borough in terms of

drinking water overlies the Portsdown Chalk Formation and Spetisbury Chalk Member. Water for Fareham borough is supplied by both Portsmouth Water, who supply water to homes to the east of the Meon River, and Southern Water, who supply the remainder of the borough.

- 14.3.2 Portsmouth Water sources drinking water from a mix of natural springs, wells and boreholes and river abstraction, but water supplied to Fareham borough is mostly abstracted from the River Itchen. Most Portsmouth Water abstractions are linked to river flows, either directly at the Itchen via Gaters Mill, or indirectly through groundwater abstractions affecting the Hamble, Meon, Wallington, Ems and Lavant which were all (except for the Meon) subject to Water Framework Directive (WFD) investigations during the AMP5 period (2010 – 2015). Southern Water draws its supply from both surface and groundwater sources. Surface water is drawn from abstractions at Testwood on the River Test, and Otterbourne on the Itchen. Groundwater is drawn from the Chalk aquifer.
- 14.3.3 Abstraction Licensing Strategies (ALS) are six year strategies developed by the Environment Agency for managing water resources at the local level. ALS are produced for every river catchment area in England and Wales; Fareham borough is covered by the East Hampshire ALS (Environment Agency, 2019) which contains maps and descriptions of the local Water Management Units, groundwater and surface water, and an assessment of water availability at times of low flow – normally mid to late summer. ALS also classify each Water Management Unit into one of three main categories: ‘water available for licensing’; ‘restricted water available for licensing’; or ‘water not available for licensing’. The East Hampshire ALS suggests that the Wallington River, the River Meon and the River Hamble catchments are in the latter category, i.e. their flows are below the indicative flow requirement to help support Good Ecological Status (as required by the WFD), and as such, no further consumptive licences will be granted. Groundwater is available for abstraction, though no further consumptive licences will be granted in the north of the borough.
- 14.3.4 The Environment Agency defines groundwater Source Protection Zones (SPZ) to protect sources such as wells, boreholes and springs from contamination risk via pollution protection measures and monitoring of potentially polluting activities. The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. SPZs are subdivided into four zones which show the risk of contamination from any activities that might cause pollution in the area:
- ▶ Zone 1 (Inner Zone): Defined as the 50 day travel time from any point below the water table to the source. This zone has a minimum radius of 50 metres. Zone 1c applies for subsurface only activity.
  - ▶ Zone 2 (Outer Zone): Defined by a 400 day travel time from a point below the water table. The previous methodology gave an option to define SPZ2 as the minimum recharge area required to support 25 per cent of the protected yield. This option is no longer available in defining new SPZs and instead this zone has a minimum radius of 250 or 500 metres around the source, depending on the size of the abstraction. Zone 2c applies for subsurface only activity.

- ▶ Zone 3 (Total Catchment Zone): Defined as the area around a source within which all groundwater recharge is presumed to be discharged at the source. In confined aquifers, the source catchment may be displaced some distance from the source. For heavily exploited aquifers, the final Source Catchment Protection Zone can be defined as the whole aquifer recharge area where the ratio of groundwater abstraction to aquifer recharge (average recharge multiplied by outcrop area) is  $>0.75$ . There is still the need to define individual source protection areas to assist operators in catchment management. Zone 3c applies for subsurface only activity.
- ▶ Zone 4 (Special Interest Zone): A fourth zone SPZ4 or 'Zone of Special Interest' was previously defined for some sources. SPZ4 usually represented a surface water catchment which drains into the aquifer feeding the groundwater supply (i.e. catchment draining to a disappearing stream). In the future this zone will be incorporated into one of the other zones, SPZ 1, 2 or 3, whichever is appropriate in the particular case, or become a safeguard zone.

14.3.5 Part of north Fareham from Wallington to Crockerhill is within a Source Protection Zone, which is the source of the Maindell public water supply abstraction. Zone 1 is centred on an area around Fort Wallington, just west of the M27 Junction 11 (Figure 14.1). Zones 2 and 3 surround this and extend northwards into open countryside, overlapping with the Welborne site.

## 14.4 Water Quality

14.4.1 In terms of the water quality of the main watercourses in the area, the 2009 South East River Basin Management Plan (Environment Agency, 2009a) highlighted the status and objectives of the Wallington River and River Meon. In 2009 the overall status of the part of the Wallington River within Fareham borough was "moderate". The river was not assessed as being of "good" overall status due to the presence of phosphates, the quantity and dynamics of the river's flow, and the biological status of the river in relation to the fish and invertebrates present. The River Basin Management Plan's objective was for the river to achieve "good" status by 2027, but its predictions were that the Wallington River would be unlikely to meet WFD targets by 2015, remaining in "moderate" condition. The status of the River Meon was more favourable, with a "good" overall status, suggesting that the river would meet WFD targets by 2015. In 2015, the Environment Agency published an update to the South East River Basin Management Plan. Specific data<sup>94</sup> were provided for the East Hampshire catchment including the ecological, chemical and overall water quality of watercourses and waterbodies in Fareham borough for Cycle 1 (2009) and Cycle 2 (2014, 2015 and later 2016); see Table 14.1.

14.4.2 Current data for the South East River Basin Management Plan reveals that overall compliance with the WFD in the East Hampshire catchment has not generally improved since 2009. Some rivers, such as the Meon and the Upper Wallington have actually deteriorated, but Titchfield Haven now meets Good status for all three categories. The issues preventing waters reaching good status are attributed primarily to physical modification of the watercourses (e.g. to allow for urban development and to help manage flood risk), as well as to pollution from urban areas (e.g. from domestic plumbing mistakes) and rural areas (e.g. from poor farming practices or septic tanks).

<sup>94</sup> Environment Agency: [Catchment Data Explorer](#). Accessed online [10/6/19].

**Table 14.1: Water Quality Status of Waterbodies in Fareham (Source: Environment Agency, 2016)**

Waterbody	Overall Status			Ecological Status			Chemical Status		
	2009	2016	Objective	2009	2016	Objective	2009	2016	Objective
Alver	Bad	Bad	Good 2027	Bad	Bad	Good 2027	n/a	Good	Good 2015
Meon	Good	Moderate	Good 2027	Good	Moderate	Good 2027	Good	Good	Good 2015
Portsmouth Harbour	Mod. (2013)	Moderate	Poor 2015	Mod. (2013)	Moderate	Poor 2015	Fail (2013)	Good	Good 2015
Solent	Moderate	Moderate	Mod. 2015	Moderate	Moderate	Mod. 2015	Fail	Good	Good 2027
Titchfield Haven	Moderate	Good	Good 2015	Moderate	Good	Good 2015	n/a	Good	Good 2015
Wallington (below Southwick)	Moderate	Moderate	Good 2027	Moderate	Moderate	Good 2027	n/a	Good	Good 2015

- 14.4.3 The groundwater catchment of East Hampshire consists of the East Hants Chalk, the East Hants Lambeth Group, the South Hants Lambeth Group and the South East Hants Bracklesham Group. Of the three underlying Fareham borough, South Hants Lambeth Group is at good chemical and quantitative status (in 2014); however the East Hants Chalk has poor quantitative and chemical status due to rising trends of nitrates (primarily from agricultural practices), and the South East Hants Bracklesham Group is at poor groundwater chemical status due to low dissolved oxygen and ammonia in the River Alver (Environment Agency, 2014).

## 14.5 PfSH Integrated Water Management Study

- 14.5.1 In May 2018, PfSH (formerly PUSH) published the Integrated Water Management Study (IWMS) (Amec Foster Wheeler, 2018) to assess any implications from the planned growth in the region for the water resource and water quality environment.
- 14.5.2 One of the areas addressed by the IWMS was the capacity of existing waste water treatment works (WWTWs) to deal with forecast growth. In Fareham borough, the IWMS notes that growth areas are predicted to drain to the Peel Common WWTW which may require improvements by 2025 to increase capacity. Sewer capacity upgrades are also likely to be required at this WWTW. The IWMS also notes that the catchment has nitrate problems and catchment level nitrate measures are required now.
- 14.5.3 Peel Common WWTW discharges into the Solent, which the IWMS reports to be achieving a 'Moderate' WFD water body status. Elements not achieving 'good' status include Angiosperms (Moderate) and Dissolved Inorganic Nitrogen (Moderate).

## 14.6 Flood Risk

- 14.6.1 In relation to flood risk in the area, the Strategic Flood Risk Assessment (SFRA; Eastern Solent Coastal Partnership, 2016) carried out for South Hampshire has assessed in detail the causes and potential for flooding. The updated online Planning Practice Guidance provides a Sequential Test to enable Local Planning Authorities to apply a risk-based approach to site allocations within their authority boundary. The test classifies land into one of four flood risk zones<sup>95</sup> based on the annual probability of flooding. These zones are as follows:
- ▶ Zone 1 (Low Probability): This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%);
  - ▶ Zone 2 (Medium Probability): This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year;
  - ▶ Zone 3a (High Probability): This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year; and

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<sup>95</sup> DCLG (2014): *Planning Practice Guidance: Flood Risk and Coastal Change Paragraph 065*. Reference ID: [7-065-20140306](#). Accessed online [10/6/19].

- ▶ Zone 3b (The Functional Floodplain): This zone comprises land where water has to flow or be stored in times of flood. This is land assessed as having a 1 in 20 (5%) or greater annual probability of river flooding in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the Local Planning Authority and the Environment Agency.

14.6.2 The location of flood risk zones in Fareham borough are presented on Figure 14.2 and Figure 14.3 which show that tidal and fluvial flood risk are largely limited to areas adjoining the River Hamble, Hook Lake, Brownwich Stream, Titchfield Haven/River Meon, Wallington River and Portsmouth Harbour<sup>96</sup>. Flooding from watercourses is not a significant constraint for most of the non-coastal regions of the borough. However, flood risk from surface water run-off has the potential to be an issue in some urban areas, particularly Fareham Town Centre and Heathfield, and some localised areas within Stubbington, Warsash, Sarisbury and Locks Heath.

## 14.7 Coastal Defence

14.7.1 All coastal authorities' coastal defence works must comply with local Shoreline Management Plans. Fareham borough's geographical coastline is covered by the North Solent Shoreline Management Plan (SMP; NFDC, 2010). The Plan sets out the four generic Defra policy options available to each shoreline unit:

- ▶ Hold The Line (HTL): Maintain or upgrade standard of protection provided by defences. This policy should cover those situations where work or operations are carried out in front of the existing defences (such as beach recharge, rebuilding the toe of a structure, building offshore breakwaters, etc.) to improve or maintain the standard of protection provided by the existing defence line. This policy also involves operations to the back of existing defences (such as building secondary floodwalls) where they form an essential part of maintaining the current coastal defence system.
- ▶ Advance The Line (ATL): Construct new defences seaward of existing defences. Use of this policy should be limited to those policy units where significant land reclamation is considered.
- ▶ Managed Realignment (MR): Allowing the shoreline to move backwards or forwards, with management to control or limit movement (such as reducing erosion or building new defences on the landward side of the original defences).
- ▶ No Active Intervention (NAI): A decision not to invest in providing / maintaining defence.

14.7.2 Table 14.2 outlines the short (0-20 years), medium (20-50 years) and long term (50-100 years) policy choices for coastal defence in each of Fareham borough's shoreline units.

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<sup>96</sup> Environment Agency (2016): *Flood Map for Planning (from Rivers and the Sea)*. Accessed online [10/6/19] at: <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>



**Table 14.2: Coastal Defence Policies for Fareham Borough (Source: NFDC, 2010)**

Shoreline Management Unit			0-20yrs	20-50yrs	50-100yrs
5A21	Farlington Marshes w	Cador Drive	HTL	HTL	HTL
5A22	Cador Drive	A27	HTL	HTL*	HTL*
5A23	A27	Fleetlands (MOD boundary)	HTL	HTL	HTL
5B02	Gilkicker Point	Meon Road, Titchfield Haven	HTL	HTL	HTL
5B03	Meon Road, Titchfield	Hook Park	NAI**	NAI**	NAI**
5C01	Hook Park	Warsash North	NAI	MR	HTL
5C02	Warsash North	Swanwick Shore Road	NAI	NAI	NAI
5C03	Swanwick Shore Road	Burlesdon Bridge	HTL	HTL	NAI
5C04	Bursledon Bridge to Botley & Curbridge to Satchell Marshes		NAI	NAI	NAI

\* Requirement for more detailed study for management of site to be determined following contaminated land investigations.

\*\* Localised HTL for cross-Solent infrastructure.

14.7.3 There are three Coastal Defence Strategies that cover the Fareham coastline, the River Hamble to Portchester Strategy (currently being developed by the Eastern Solent Coastal Partnership), the Portchester Castle to Emsworth Strategy (Environment Agency, 2009b) and the Itchen to Hamble Coastal Defence Strategy. These Strategies aim to build detail on the work of the North Solent SMP in order to “reduce the risk of coastal flooding and erosion to people, the developed and natural environment by encouraging the provision of technically, environmentally and economically sustainable coastal defence and protection measures.”<sup>97</sup>

14.7.4 The recommendations in the Portchester Castle to Emsworth Strategy are expected to have a lifetime cost of £113 million (excluding inflation), and the following benefits<sup>98</sup>:

- ▶ Reduced flood risk to 901 residential & 178 commercial properties for 2020, increasing to 4,257 residential and 433 commercial properties by 2110 across the whole Strategy area;
- ▶ Reduced flood risk from typically a 5% annual exceedance probability (aep) (1 in 20yr event) to a 1.33% aep (1 in 75yr event), sustained for 100 years;
- ▶ Improved flood risk and erosion protection to the M27, A3(M), and the South Coast Rail Link;
- ▶ Improved flood risk protection for numerous heritage and recreation sites and features such as Portchester Castle; and
- ▶ Maintenance of existing defences at Farlington Marshes, South Moor, Warblington and Conigar Point for the next 20 years, allowing time to develop the long-term management options for the sites and establish compensatory habitat as required.

<sup>97</sup> Eastern Solent Coastal Partnership (undated): *River Hamble to Portchester Strategy: Aims and Objectives of the Strategy*. Accessed online [10/6/19] at: <http://www.escp.org.uk/rhps/aims-and-objectives>

<sup>98</sup> Eastern Solent Coastal Partnership (undated): *Portchester Castle to Emsworth Strategy*. Accessed online [10/6/19] at: <http://www.escp.org.uk/portchester-castle-ems-worth-strategy>

14.7.5 The Coastal Flood and Erosion Risk Management Strategies also aim to identify Coastal Change Management Areas (CCMA) to inform Local Authority planning. Fareham Borough Council designated two CCMA in its Local Plan Part 2: Development Sites and Policies, adopted in 2015; see Figure 14.4. The CCMA from Hook Spit to Workman’s Lane was proposed as a result of likely permanent inundation due to overtopping of the existing seawall, following the establishment of a policy of no active intervention in the Shoreline Management Plan. The second, from Hook Park to Meon Shore (including Solent Breezes and Chilling Cliffs), was proposed as a result of erosion risk along a line of cliffs where again there is a policy of no active intervention. Policy DSP16 of the Local Plan Part 2 states that any proposals for new dwellings or conversions of buildings to residential use in the CCMA will not be permitted, whilst proposals for any other form of development must demonstrate that they would not increase the risk to life or property.

## **14.8 Spatial Context**

14.8.1 All parts of Fareham borough are affected by water. The River Hamble marks the western boundary of the Western Wards; the River Meon passes through the Titchfield Spatial Planning Area, also marking part of the boundaries of both Hill Head / Stubbington and Fareham; whilst the Wallington River lies within the Fareham Spatial Planning Area, also marking the western boundary of Portchester. The latter river was classed as being of only “moderate” ecological status and unlikely to meet 2015 Water Framework Directive targets, whilst the River Meon deteriorated in quality between 2009 and 2014 from “good” to “poor”. Only the Western Wards still has water available for new consumptive licences for abstraction, whilst the borough’s single groundwater Source Protection Zone is located in the Fareham Spatial Planning Area.

14.8.2 Tidal and fluvial flood risk is largely limited to areas immediately adjoining the watercourses and the coast. However, flood risk from surface water run-off is more of an issue in Fareham town centre and Heathfield, and some localised areas within Stubbington, Warsash, Sarisbury and Locks Heath. Unlike the coastline around Fareham, Portchester and Hill Head / Stubbington, the coastal defence policies for much of the Titchfield and Western Wards Spatial Planning Areas from Meon Road, Titchfield Haven to Curbridge is No Active Intervention, resulting in two CCMA.

## **14.9 Likely Evolution of the Baseline in the Absence of the Local Plan**

14.9.1 If the Local Plan is not adopted, it is assumed that relevant policies in the current Local Plan and National Planning Policy would apply. Baseline trends relevant to water that may continue under such a scenario include:

- ▶ Population growth in the plan area and wider South Hampshire sub-region will increase demand for water placing increased pressure on water resources in Fareham and the wider area.
- ▶ Housing demand could result in an increase in the amount of land being developed in areas at risk of flooding.

- ▶ New development in the borough has the potential to increase diffuse water pollution through surface water run-off and via the release of contaminants into water courses/bodies from the re-use of previously developed land.
- ▶ Water quality in the Meon River is unlikely to meet Water Framework Directive targets in the short term.

## 14.10 Key Issues

### 14.10.1 Key issues for water relevant to the Local Plan are:

- ▶ Rates of water abstraction are currently over and above the capacity of water bodies in the area as illustrated by the East Hampshire ALS. New site allocations will require development to be delivered without requiring substantial new amounts of abstraction in the area.
- ▶ Groundwater quality is a significant issue, especially as parts of the sub-region are dependent on groundwater for drinking water. The presence of the Source Protection Zones north of Fareham will require the close management of surface water runoff. Certain types of development activities and/or surface water management methods such as deep borehole soakaways should be avoided in SPZ1 in particular, due to the sensitive nature of the environment and the potential for environmental impacts.
- ▶ Whilst most of the borough is not within areas at significant risk of flooding, downstream flood risk (including in settlements such as North Wallington and Titchfield), and issues related to surface water run-off and sewerage flooding will need to be considered and managed through site allocations.
- ▶ Ecological water quality in two of the borough's waterbodies (Alver and Meon) was "bad" or "poor" in 2014, while chemical water quality objectives were being failed in the Wallington River, Portsmouth Harbour and the Solent.
- ▶ Developments and their associated infrastructure should seek to avoid: negative impacts on waterbodies such that they prevent achievement of 'good' status (comprising good chemical status and good ecological status or, in the case of Highly Modified Waterbodies, do not prevent their achievement of good potential); causing a deterioration in status; and preventing the achievement of Protected Area objectives for the European Protected Sites incorporating or depending upon those waterbodies.
- ▶ The water quality of the borough's water bodies including the Hamble Estuary (part of Southampton water) to west, Portsmouth Harbour in the east, and main rivers Meon and Wallington require protection and improvement to support the biodiversity interests for these habitats. New development should avoid impacting on the quality of the water environment within the borough.
- ▶ Waste water will need to be effectively managed through the development of the borough. Current capacity and infrastructure is insufficient for additional site allocations.
- ▶ Unlike the coastline around Fareham, Portchester and Hill Head / Stubbington, the coastal defence policies for much of the Titchfield and Western Wards Spatial Planning

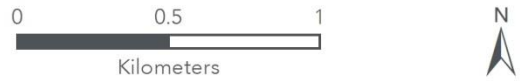
Areas from Meon Road, Titchfield Haven to Curbridge is No Active Intervention, resulting in two CCMA's.

- ▶ Waste water will need to be effectively managed through development and infrastructure planning. Current sewerage conveyance capacity and treatment infrastructure are insufficient to meet the needs of planned development at Welborne.

# Fareham Local Plan

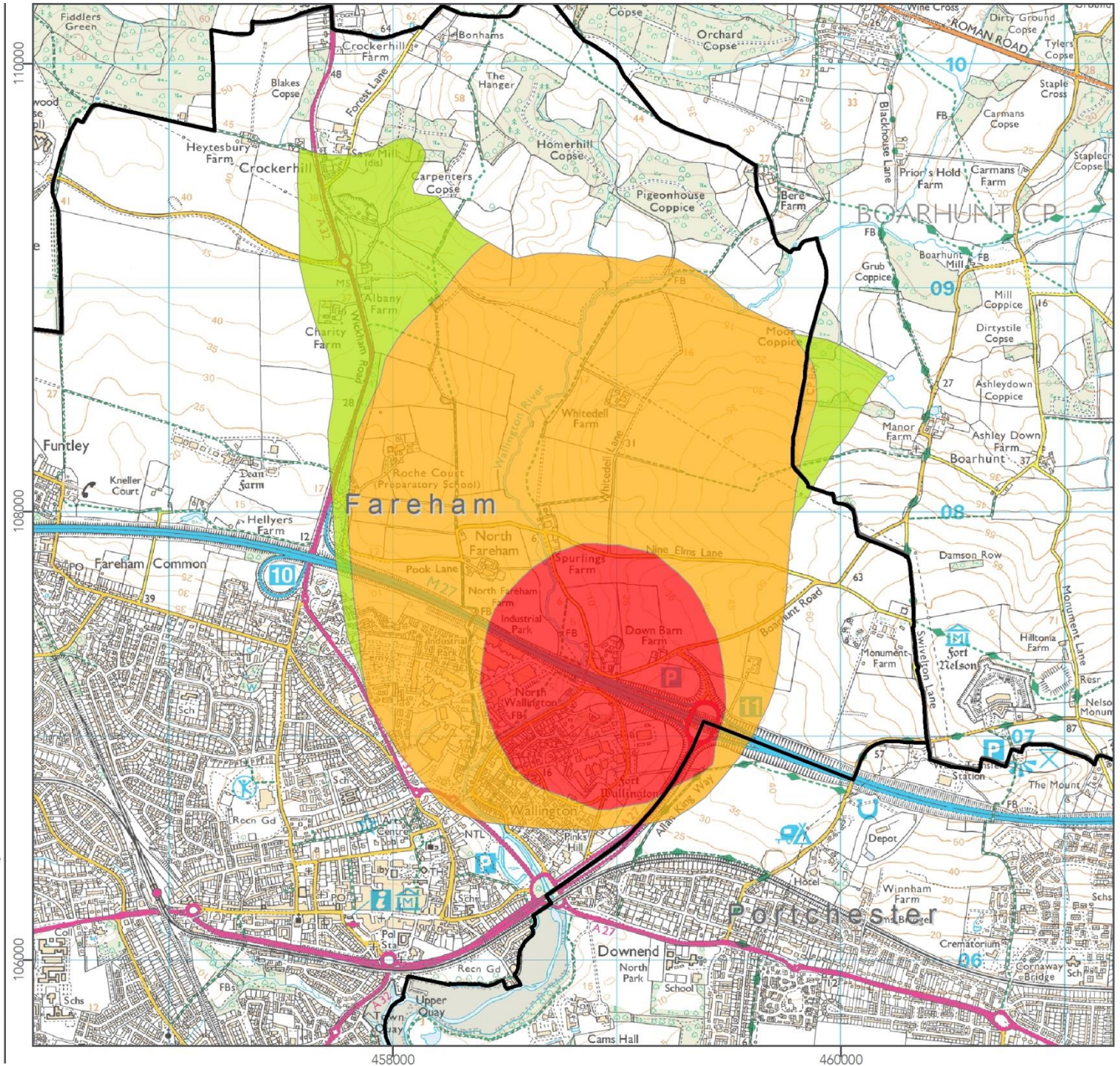
- SPZ1
- SPZ2
- SPZ3
- SPZ4
- Spatial Planning Areas
- Borough

**Figure 14.1: Source Protection Zones (Source: Environment Agency)**



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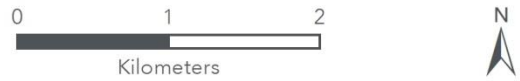
Scale: 1:25,000      Created by: JC  
 Date: Dec 2019      Reviewed by: GC  
 Drawing number:  
 UE-0192\_SPZ\_191206



# Fareham Local Plan

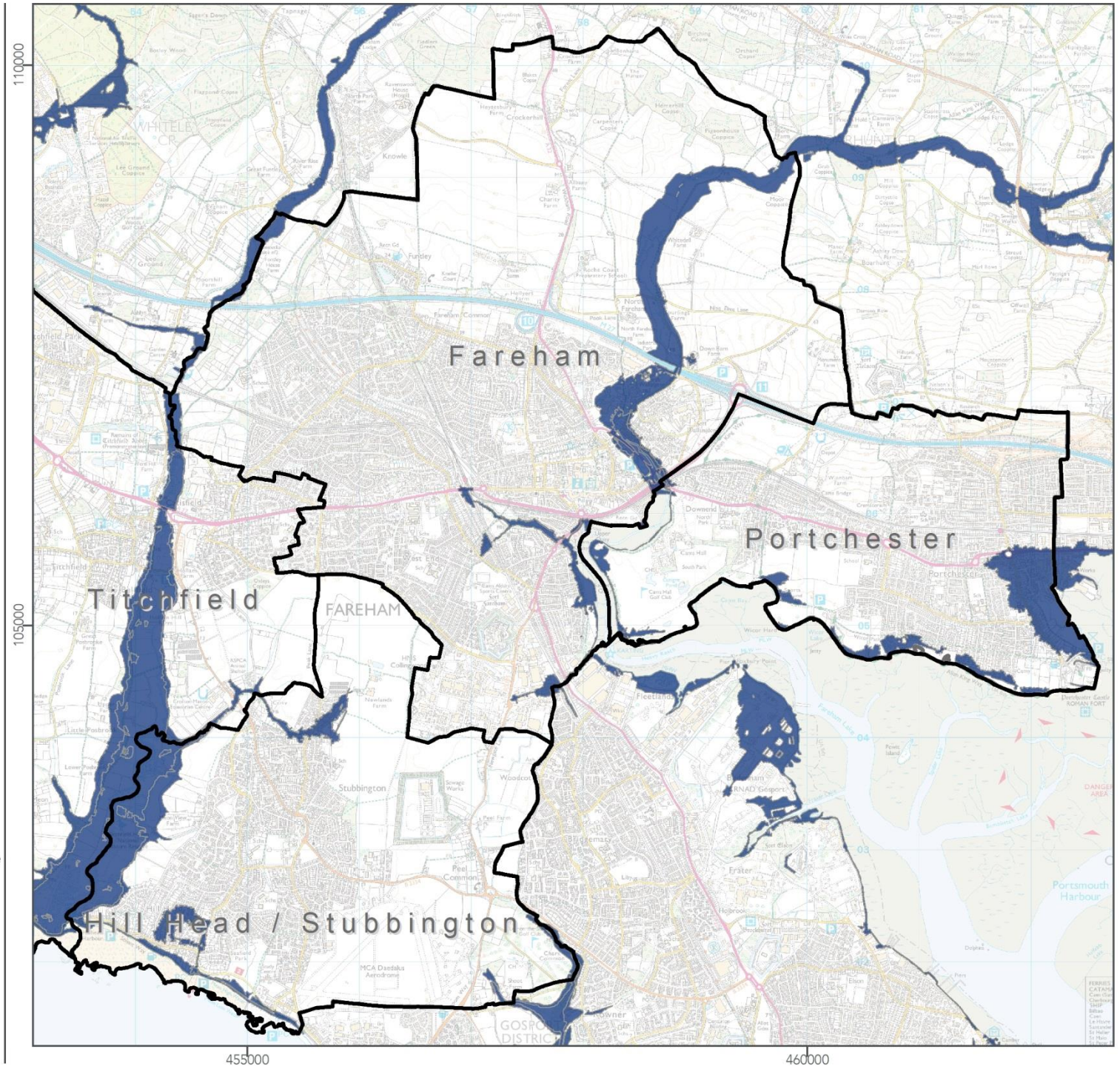
- Flood Zone 2
- Flood Zone 3
- Spatial Planning Areas
- Borough

**Figure 14.2: Flood Risk Zones – East (Source: Environment Agency)**



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**Scale:** 1:50,000      **Created by:** JC  
**Date:** Dec 2019      **Reviewed by:** GC  
**Drawing number:**  
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# Fareham Local Plan

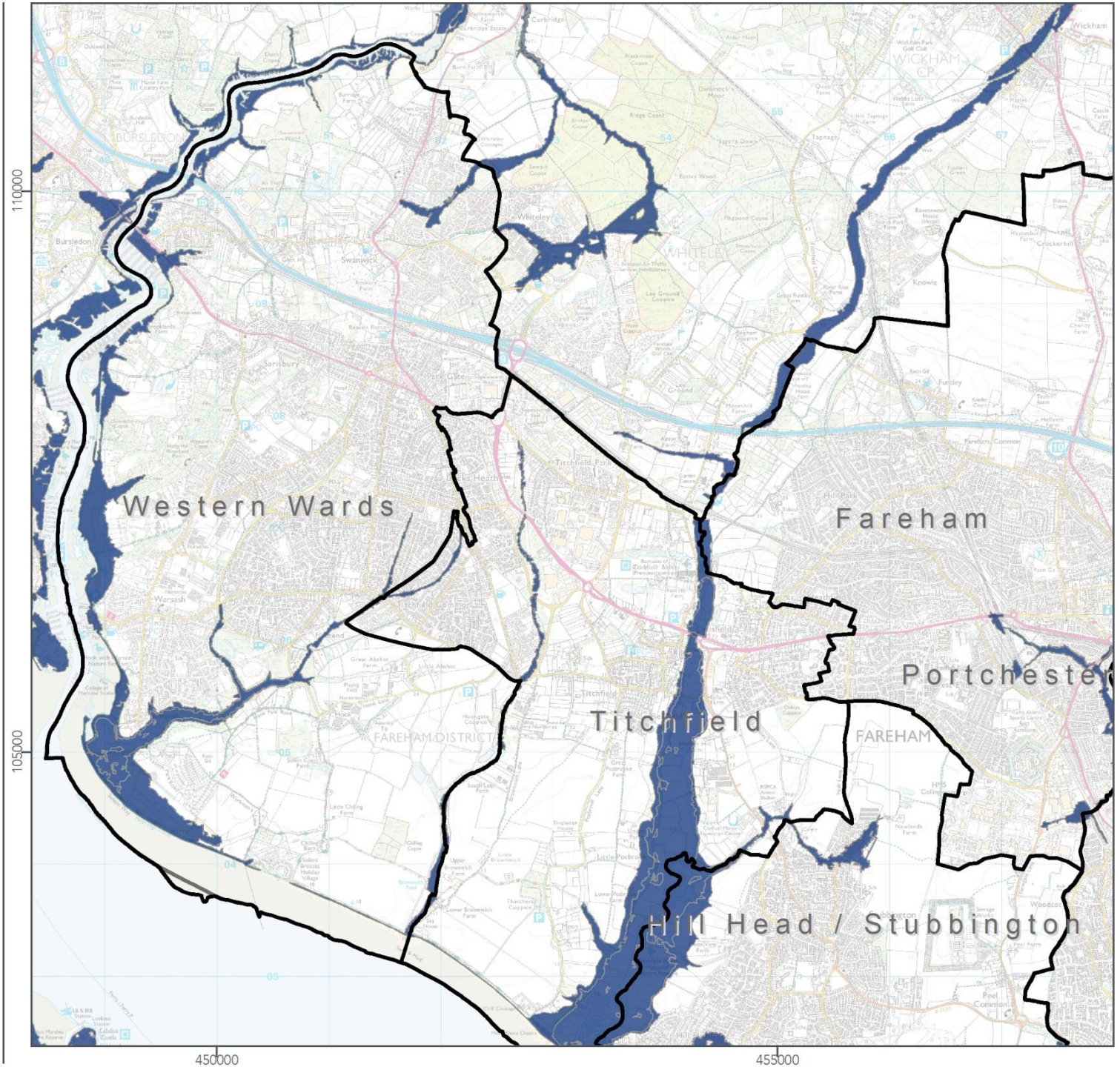
- Flood Zone 2
- Flood Zone 3
- Spatial Planning Areas
- Borough

**Figure 14.3: Flood Risk Zones – West (Source: Environment Agency)**





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**Scale:** 1:50,000      **Created by:** JC  
**Date:** Dec 2019      **Reviewed by:** GC  
**Drawing number:**  
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# Fareham Local Plan

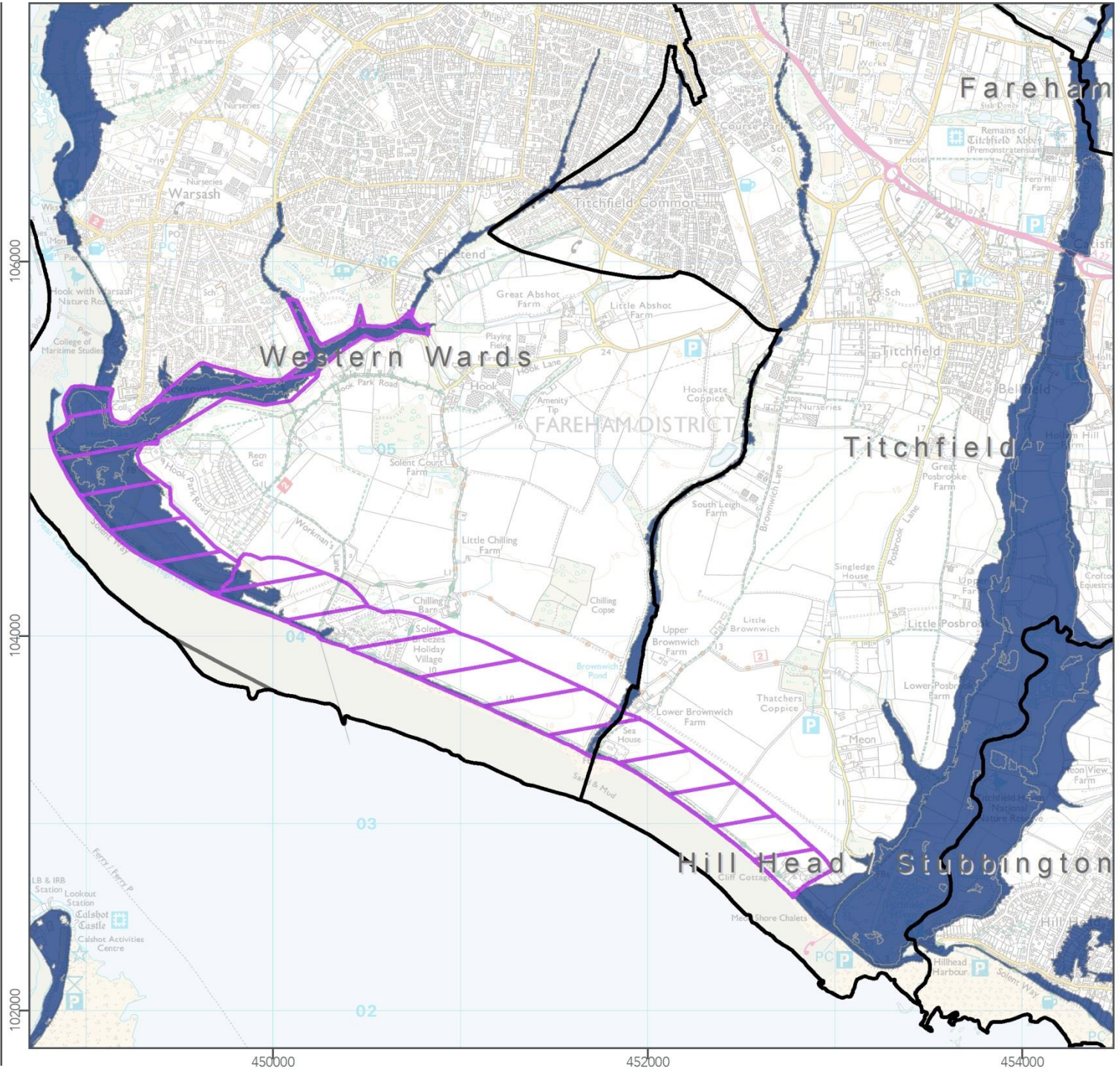
-  Coastal Change Management Area
-  Flood Zone 2
-  Flood Zone 3
-  Spatial Planning Areas
-  Borough

**Figure 14.4: Coastal Change Management Areas (Source: FBC Policies Map, 2015)**



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## **Appendix E: Sustainability Appraisal Framework**

Please see following pages.

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## SEA Framework

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
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 and remains, including the Protected Wreck of the Grace Dieu	Landscape; Historic environment
		Q2b	Conserve and enhance the special interest, fabric and setting of buildings and structures of architectural or historic interest and other cultural heritage assets	
		Q2c	Conserve and enhance the special interest, character and appearance of conservation areas and historic (including designed) landscapes	
		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 adverse impacts on the landscape including gaps between settlements	Landscape; Historic environment; Green infrastructure and ecosystems services
		Q3b	Protect and enhance the setting of, and views to and from important landscape features including Portsdown Hill, the South Downs National Park and the coast	
		Q3c	Protect and enhance the setting of important townscapes	

## SEA Framework

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
4	<b>To promote accessibility and encourage travel by sustainable means</b>	Q4a	Actively encourage 'smarter choices' including public transport, walking and cycling	Accessibility and transportation; Population and quality of life; Air quality; Climate change; Green infrastructure and ecosystems services
		Q4b	Provide appropriate travel choices for all residents including the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q4c	Promote mixed use development with good accessibility to local services that will limit the need to travel	
5	<b>To minimise carbon emissions and promote adaptation to climate change</b>	Q5a	Reduce energy consumption from non-renewable resources	Air quality; Climate change; Material assets; Green infrastructure and ecosystems services
		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</b>	Q6a	Maintain and where possible improve air quality	Air quality; Population and quality of life; Water; Green infrastructure and ecosystems services
		Q6b	Protect groundwater, especially in the most sensitive areas (i.e. source protection zones)	
		Q6c	Maintain and where possible improve water quality, and assist in achieving Water Framework Directive objectives (Good Status, No Deterioration and Protected Area Objectives)	
		Q6d	Limit contributions to noise and light pollution and reduce exposure to existing sources of pollution	

## SEA Framework

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
7	<b>To conserve and enhance biodiversity and geodiversity</b>	Q7a	Protect and enhance internationally, nationally and locally designated habitats	Biodiversity and geodiversity; Green infrastructure and ecosystems services
		Q7b	Protect and enhance priority habitats, and the habitat of priority species	
		Q7c	Achieve a net gain in biodiversity	
		Q7d	Enhance biodiversity and geodiversity through the restoration and creation of well-connected multifunctional green infrastructure	
		Q7e	Contribute to the achievement of Accessible Natural Greenspace Standards: - 2ha ANG within 300m; 20ha ANG within 2km; 100ha ANG within 5km; 500ha ANG within 10km; at least 1ha of LNR per 1,000 population	
8	<b>To conserve and manage natural resources (water, land, minerals, agricultural land, materials)</b>	Q8a	Minimise water consumption and support sustainable levels of water abstraction	Material assets; Soil; Water; Green infrastructure and ecosystems services
		Q8b	Use land efficiently and minimise the loss of best and most versatile agricultural land	
		Q8c	Encourage recycling of household waste	
		Q8d	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 borough</b>	Q9a	Provide accessible jobs	Population and quality of life; Economic factors; Green infrastructure and ecosystems services
		Q9b	Provide a range of jobs and premises	
		Q9c	Facilitate skills enhancement	
		Q9d	Contribute to a low carbon economy	

## SEA Framework

### Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
10	<b>To enhance the vitality and viability of centres and respect the settlement hierarchy</b>	Q10a	Meet the day to day needs of residents near to where they live	Population and quality of life; Economic factors; Green infrastructure and ecosystems services
		Q10b	Support the vitality and viability of nearby existing and proposed 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 community</b>	Q11a	Provide accessible and appropriate healthcare services and facilities for all residents	Health; Population and quality of life; Green infrastructure and ecosystems services
		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 cultural, leisure and community facilities that are accessible by all	



## **Appendix F: High Level Assessment – Long List of Developable Sites**

Please see following pages.

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
2	Land at Beacon Bottom II	++	0	-	+	++	-	0	--	0	0	++
11	Land East of Posbrook and South of Bellfield	++	+/-	--	+	++	++	-	--	0	0	+
20	Standard Way, Wallington	0	0	+	+/-	+/-	-	-	--	+	0	-
25	7 Spring Road, Sarisbury Green	+	0	-	+/-	++	++	-	--	0	0	++
27	Military Road, Wallington	++	+/-	+	+	++	-	+/-	-	0	0	+
31	Land West of Old Street, Hill Head	++	0	--	+/-	-	+/-	-	--	0	0	++
46	Rookery Farm	++	+/-	+	+	++	-	+/-	--	0	0	++
58	Raley Road, Locks Heath	++	0	0	+	++	++	+/-	++	0	0	++
86	1-2 The Avenue, Fareham	++	0	0	+	-	++	0	++	0	+	+
87	280-282 (UTP) West Street, Fareham	++	0	0	++	++	++	0	++	0	+	-
93	Hammond Industrial Estate	++	+/-	0	+/-	++	++	+/-	++	0	0	++
124	Solent Business Park - Solent 2, Sarisbury	++	0	0	+	++	-	--	+/-	++	0	+
158	Norgar House, 10 East Street, Fareham	+	-	0	++	++	++	+/-	++	0	0	+
198	Civic Quarter, Fareham	++	-	0	++	++	++	+/-	++	0	+	-
203	3 - 33 West Street, Porchester	++	+/-	0	++	-	++	+/-	++	0	0	+
205	Land North of St. Margaret's Roundabout, Titchfield	0	+/-	-	+	++	++	0	-	+	+	+
207	Romsey Avenue, Porchester	++	0	+	+	++	++	--	--	0	0	++
211	Fareham Station East	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Fareham Station West	++	0	0	++	-	++	+/-	+/-	0	+	+
324	North Wallington Rd and Standard Way, Wallington	++	0	+	+/-	+	--	-	--	0	0	-
1002	Land at corner of Station Road and A27, Portchester	++	+/-	0	++	-	++	+/-	++	0	0	+

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
1005	Land adjacent to 75 Holly Hill Lane, Sarisbury	++	0	+	+/-	++	++	-	-	0	0	+/-
1007	Heath Road, Locks Heath	++	0	0	+	++	++	-	++	0	0	++
1040	Land East of Burnt House Lane, Stubbington	++	+/-	-	+	-	++	-	--	0	0	++
1056	Hampshire Rose, Fareham	++	0	0	+	++	++	0	++	0	0	++
1058	Wynton Way, Fareham	++	0	0	+	++	++	0	++	0	0	++
1070	East of Church Road, Warsash	++	0	0	+/-	++	++	-	+/-	0	0	++
1072	399-409 Hunts Pond Road, Titchfield Common	++	0	+/-	-	-	++	+/-	-	0	0	++
1075	33 Lodge Road, Locks Heath	+	0	0	++	++	++	0	++	0	0	++
1076	335-357 Gosport Road, Fareham	+	0	0	+/-	++	++	+/-	++	0	0	+
1078	Stubbington Lane, Hill Head	+	+/-	0	+/-	+	++	+/-	++	0	0	++
1144	New Park Garage, Park Gate	++	0	0	++	++	++	0	++	0	0	+
1168	Land at Rookery Avenue	++	+/-	+	+	++	-	+/-	-	+	0	+
1170	Land at 171 Ranvilles Lane, Titchfield	++	0	-	--	+/-	++	-	--	0	0	+
1172	Crofton House Site, Titchfield	++	0	--	--	+/-	++	-	--	0	0	-
1173	Land at Common Lane	++	0	-	-	+	++	0	-	0	0	++
1180	Holly Cottage	++	+/-	-	+	++	++	+/-	-	0	0	++
1203	Swanwick Marina, Bridge Road	++	-	+	+/-	+/-	++	--	-	0	0	+
1249	East of Lower Duncan Road, Park Gate	++	0	0	+	++	++	0	++	0	0	++
1263	Land North of Greenaway Lane, Warsash	++	0	+	+/-	++	++	+/-	--	0	0	++
1286	Russell Place, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+
1293	Land adjacent to Red Lion Hotel	++	-	0	++	++	++	+/-	++	0	+	-



Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
1323	Burrige Lodge	+	0	+	+/-	+	++	+/-	-	0	0	+/-
1324	Land by Durrants Lodge	++	+/-	+	+/-	++	++	-	-	0	0	+
1325	Crofton Conservatories, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1332	Fareham Park Farm Site, Fareham	++	+/-	--	+/-	++	-	+/-	--	0	0	++
1335	Land at Addison Road, Sarisbury	++	0	-	+	++	++	0	--	0	0	+
1336	Land at Rookery Avenue, Whiteley	+	0	+	+	++	-	-	-	0	0	++
1337	Medina Nurseries	+	0	+	+/-	++	++	+/-	--	0	0	-
1339	Old Orchard, Botley Rd, Swanwick	++	+/-	+	+	++	++	-	--	0	0	--
1341	Land east of Crofton Cemetery and west of Peak Lane, Stubbington	++	+/-	-	+/-	+/-	++	-	--	0	0	+/-
1342	The Grange Oakcroft Lane, Stubbington	++	-	-	-	-	++	+/-	--	0	0	--
1349	69 Botley Road, Park Gate	++	0	-	+	++	-	0	+/-	0	0	+
1356	187 Botley Road - Site A Proposal, Burrige	+	0	-	-	+	++	+/-	-	0	0	+
1360	Beacon Bottom West, Park Gate	++	0	-	+	++	++	0	-	0	0	+
1365	Land adjoining Fort Wallington Industrial Estate	0	0	+	-	+/-	+/-	+/-	--	+	0	0
1372	Newgate Lane Peel Nook	+	0	-	+/-	+	++	0	--	0	0	-
1381	Croft House, Fareham	++	+/-	0	+	++	++	+/-	++	0	0	+
1382	Land at Brook Lane, Warsash	++	+/-	+	+	++	++	+/-	--	0	0	++
1385	Former Kershaw Day Centre, Wynton Way	0	0	0	+	++	++	0	++	0	0	++
1388	Land at Junction of Newgate Lane, Stubbington	++	+/-	-	+/-	+	++	0	--	0	0	-
1394	Sea Lane, Hill Head	+	+/-	0	-	+	++	+/-	++	0	0	++
1423	23-35 Bridge Road, Park Gate	+	0	0	++	++	++	0	++	0	0	++

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
1425	Market Quay, Fareham	++	+/-	0	++	++	+/-	+/-	+/-	0	+	++
1953	Nook Caravan Park (Northern Portion), Laurel Close, Locks Heath	+	0	0	+	++	++	0	++	0	0	++
1974	130-136 West Street, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+
1996	Land to the rear of 123 Bridge Road, Park Gate	+	0	0	++	++	++	-	+/-	0	0	++
1998	Pinks Hill, Wallington	++	+/-	+	+/-	+	-	+/-	--	0	0	+
1999	Walled Garden, Cams Hall	0	+/-	--	-	+/-	++	+/-	--	+	0	+
2001	Midpoint 27, Cartwright Drive, Segensworth South	0	+/-	0	+/-	+	++	-	--	+	0	++
2780	Friary Meadow, Cartwright Drive, Fareham	++	+/-	--	+	++	++	+/-	-	0	0	+/-
2826	Lysses Car Park, Fareham	++	-	0	++	++	++	+/-	+/-	0	+	++
2843	Land South of Cams Alders	++	-	0	+	++	++	-	++	0	+	++
2849	Land East of Brook Lane, Warsash	++	0	+	+/-	+	++	+/-	+/-	0	0	-
2851	The Genesis Centre, Locks Heath Centre	++	0	0	+	++	++	-	++	0	0	++
2853	Land R/O Red Lion Hotel and Bath Lane, Fareham	++	+/-	0	++	++	++	+/-	+/-	0	+	+
2854	Rear of 9-11 Funtley Road, Fareham	+	+/-	0	-	+	++	+/-	-	0	0	+
2890	Egmont Nursery, Warsash	+	+/-	+	+/-	+	++	+/-	-	0	0	+
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2947	142-144 West Street	+	+/-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	-
2968	The Meadows (C2) -71 units	++	+/-	0	+	++	++	+/-	-	0	+	+/-
2969	100 Wickham Road	++	+/-	0	-	+/-	-	+/-	--	0	0	+

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
2976	237 Segensworth Road, Titchfield Common (Segensworth Cluster)	++	0	-	+/-	+	++	0	-	0	0	++
2997	187 Botley Road - Site B Proposal, Burrigde	++	0	-	-	+	++	+/-	-	0	0	+
2998	187 Botley Road - Site C Proposal, Burrigde	++	0	-	-	+	++	+/-	-	0	0	+
2999	Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	++	+/-	-	-	+/-	--	--	--	0	0	-
3000	Land at 60 Swanwick Lane	++	+/-	-	-	+	++	+/-	-	0	0	-
3002	Land East of Newgate Lane East, Peel Common	++	0	--	+/-	++	++	-	--	0	0	-
3003	Land Rear of 23 The Avenue, Fareham	++	+/-	0	+	++	++	+/-	++	0	+	++
3004	Land South of Hook Park Road, Warsash	++	-	-	-	-	-	-	--	0	0	+/-
3005	Land south of Greenaway Lane, Warsash	++	+/-	+	+/-	++	++	+/-	--	0	0	-
3006	Land at Havelock and Newtown Roads, Warsash	++	+/-	0	+/-	++	++	+/-	++	0	0	-
3007	Land to the south of Swanwick Lane, Sarisbury	+	+/-	+	--	+/-	++	+/-	--	0	0	-
3008	Land South of Longfield Avenue, Fareham	++	+/-	-	++	++	++	-	--	0	0	++
3009	Land West of Downend Road, Portchester	++	+/-	+	+	++	--	+/-	--	0	0	+
3010	Land at Southampton Road, Titchfield	++	+/-	--	+	++	++	+/-	-	0	0	++
3011	Land at Down Barn Farm	0	-	-	-	+/-	+/-	+/-	--	++	0	-
3012	Cawtes Reach, Brook Avenue, Warsash	+	0	+	+/-	+	++	+/-	-	0	0	-
3014	Land at Cranleigh Road	++	0	+	+	++	++	-	-	0	0	++
3015	Land West of Anchor House, Wicor Path, Portchester	+	-	--	-	++	++	+/-	++	0	0	++
3016	Land to the South of River Lane, Fareham	++	+/-	--	+/-	+	++	-	--	0	0	+
3017	Land adj Swanwick Lane, Swanwick	++	0	-	-	+	++	+/-	--	0	0	-
3018	Land east of Bye Road, Swanwick	+	0	-	-	+/-	++	+/-	+/-	0	0	+

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
3019	Land East of Brook Lane, Warsash	++	0	+	+/-	++	++	+/-	--	0	0	+
3020	Robann Park, Southampton Road, Titchfield Common (Segensworth Cluster)	++	0	-	+/-	++	++	0	--	0	0	++
3022	Land West of Newgate Lane, Stubbington	++	+/-	--	-	+/-	++	0	--	+	0	-
3023	69 Botley Road, Park Gate	++	0	-	+	++	++	+/-	-	0	0	+
3024	Land at Great Abshot, Warsash	++	+/-	-	-	+	-	+/-	-	0	0	++
3025	Little Park Farm, Park Gate	0	+/-	0	+	++	-	+/-	-	+	+/-	++
3026	Eyersdown Farm, Burridge	++	+/-	+/-	-	+/-	++	--	-	0	0	-
3027	21 Burridge Road, Burridge	++	+/-	-	-	+/-	++	+/-	+/-	0	0	-
3028	Copps Field, Newgate Lane, Peel Common	++	0	--	+/-	++	++	-	--	0	0	-
3029	Land south of Bridge Street, Titchfield	++	+/-	-	+	++	++	-	--	0	0	++
3030	Land East of Downend Road, Portchester	++	+/-	-	+	++	-	-	--	0	0	++
3032	Moraunt Drive, Portchester	++	0	--	+	++	++	+/-	++	0	0	0
3033	Land at Peak Lane Nurseries, Stubbington	++	+/-	-	-	-	++	+/-	--	0	0	+
3034	Land rear of WTS, Wallington	0	0	+	-	+/-	+/-	+/-	--	+	0	0
3036	Land South West of Sovereign Crescent, Locks Heath	++	0	--	+/-	+	+/-	-	-	0	0	++
3037	Land west of Old Street, Stubbington	+	+/-	--	+/-	++	++	+/-	--	0	0	++
3038	Land in Upper Swanwick, Swanwick	++	+/-	-	+/-	+	+/-	-	--	0	0	++
3040	Land west of Northfield Park, Portchester	++	0	0	+/-	++	++	+/-	-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	-	++	0	--	0	0	++
3045	Carron Row Farm Segensworth East, Titchfield	++	+/-	--	+/-	+	++	+/-	--	0	0	++
3046	Land adjacent to 79 Greenaway Lane, Warsash	++	0	+	+/-	++	++	+/-	--	0	0	++

Fareham Local Plan Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
ID	Name												
3047	Land on south west side of Botley Road, Swanwick	+	+/-	+	+/-	++	++	-	--	0	0	++	
3048	Land at Glen House, Swanwick	++	-	+	--	+/-	-	+/-	--	0	0	0	
3049	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+	
3050	Land at Brook Avenue, Warsash	++	+/-	+	+/-	+	++	+/-	-	0	0	+	
3051	Hunts Pond Road, Titchfield Common	++	+/-	-	+/-	++	++	0	-	0	0	+/-	
3052	Land to the East of Furze Court, Wickham Road, Fareham	++	0	-	-	+	--	0	--	0	0	-	
3054	Land at Segensworth West, Fareham	0	+/-	0	-	++	++	+/-	-	++	0	0	
3055	Land at Southampton Road, Titchfield	+	+/-	--	+	-	++	+/-	--	0	0	++	
3056	Land South of Greenaway Lane, Warsash	++	0	+	+	++	++	+/-	--	0	0	++	
3057	Land East of Newgate Lane, Peel Common	++	+/-	--	+/-	++	++	-	--	0	0	+	
3058	Land East of St Margaret's Lane, Titchfield	++	+/-	--	+	++	++	-	-	0	0	+	
3059	Land East of Titchfield Road, Titchfield	++	+/-	-	+/-	++	++	+/-	--	0	0	+	
3060	Land West of St Margaret's Lane, Titchfield	++	+/-	-	+	++	++	0	-	0	0	++	
3061	Land to rear of 310 Botley Road, BurrIDGE	++	+/-	+	-	+/-	++	-	+/-	0	0	+	
3063	Trinity Street Car Park, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+	
3064	320 Southampton Road, Titchfield	++	+/-	--	+	++	++	0	-	0	0	++	
3067	119 West Street and Land to Rear, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+	
3070	Magistrates Court, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+	
3071	194-206 West Street and Crescent Road, Fareham	++	0	0	++	++	++	+/-	++	0	+	+	
3073	Land at Addison Road, Park Gate	++	0	-	+	++	++	0	--	0	0	--	
3074	Land at Alexander Grove, Fareham	+	0	0	+	++	++	-	++	0	0	--	



Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
3075	Land at Bells Lane, Stubbington	++	+/-	0	+	++	++	+/-	++	0	0	--
3076	Danes Road Grazing Land, Portchester	++	+/-	+	-	+/-	-	+/-	--	0	0	+
3077	Land at Frosthole Close (west) , Fareham	+	0	0	+	++	++	0	++	0	0	--
3078	Land at Frosthole Close (east) , Fareham	+	0	0	+	++	++	0	++	0	0	--
3079	Land at Grove Avenue, Portchester	++	0	--	+	-	+/-	--	++	0	0	--
3080	Land at High View, Dore Ave, Portchester	++	0	0	+/-	+	++	0	-	0	0	--
3081	Land at Hill Road, Portchester	++	0	--	++	++	++	-	++	0	0	--
3082	Hook Recreation Ground, Hook	++	-	--	--	-	-	-	--	0	0	--
3083	Land at The Gillies r/o Belvoir Estate, Fareham	++	+/-	0	++	-	++	-	++	0	+	--
3084	Land at Rossan Ave, Warsash	+	+/-	-	+/-	+/-	++	--	++	0	0	--
3085	Land at New Road, Warsash (north)	+	0	+/-	-	+	+/-	--	++	0	0	--
3088	Warsash Maritime Academy, Warsash	++	+/-	--	+/-	-	++	-	+/-	0	0	+
3097	Catisfield Lane, Fareham	++	-	--	+/-	++	++	+/-	--	0	0	++
3098	Land West of Cuckoo Lane, Stubbington	++	+/-	--	+/-	-	++	--	--	0	0	++
3100	East of Botley Road, Burridge	++	0	+	+/-	-	++	+/-	-	0	0	+/-
3102	Land east of Posbrook Lane, Titchfield	++	+/-	--	+/-	-	++	--	--	0	0	+/-
3103	Land at Rookery Avenue, Swanwick	+	0	+	+/-	++	-	+/-	+/-	0	0	+
3104	4-14 Botley Road, Park Gate	++	0	0	+	++	++	0	++	0	0	++
3105	Funtley Road North, Funtley	++	0	--	-	+/-	++	0	--	0	0	+
3106	Land adj to 316 Botley Road, Burridge	+	0	+	-	+/-	++	+/-	--	0	0	+
3107	Land at Rookery Farm - Residential Area East	+	+/-	+	+	++	++	+/-	-	0	0	++

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
3108	Land at Rookery Farm West, Swanwick	++	+/-	+	-	+	++	+/-	--	0	0	-
3109	Land off Sopwith Way, Swanwick	++	+/-	-	--	+/-	++	+/-	--	0	0	+
3110	Land South of Holly Hill Lane, Sarisbury	++	+/-	-	+/-	+	++	+/-	+/-	0	0	++
3112	16-20 The Avenue, Fareham, Fareham	++	+/-	0	+	++	++	0	++	0	0	-
3113	Faraday Business Park, Daedalus East	0	--	+/-	-	+/-	++	-	--	++	0	+/-
3114	Swordfish Business Park, Daedalus West	0	--	0	+	++	++	-	+/-	++	0	++
3116	Cherry Tree Industrial Park, BurrIDGE	++	0	+	-	+/-	++	+/-	-	0	0	+
3117	Land at Rookery Farm, Botley Road, Swanwick	++	+/-	+	+	++	-	+/-	--	0	0	++
3118	Land at Hope Lodge, Fareham	++	0	--	+/-	++	-	+/-	--	0	0	+
3119	Wicor Farm, Cranleigh Road, Portchester	+	0	--	-	-	+/-	-	--	0	0	--
3120	The Grange, Oakcroft Lane, Stubbington	++	-	-	-	-	++	+/-	--	0	0	--
3121	Funtley Road South, Funtley	++	0	--	-	+	++	+/-	--	0	0	+
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	--	0	0	+
3123	177-181 Botley Road, BurrIDGE	+	+/-	-	-	+	++	+/-	-	0	0	+
3125	Land at Segensworth Roundabout	++	0	-	+/-	+	++	0	--	0	0	++
3126	North and South of Greenaway Lane, Warsash	++	+/-	+	+	++	++	+/-	--	0	0	++
3128	Southampton Road, Titchfield Common	++	0	-	+/-	-	++	+/-	--	0	0	++
3129	Land West of Newgate Lane South, Stubbington	++	+/-	--	+/-	+	++	-	--	0	0	-
3130	Land East of Downend Road, Portchester (North of Winnham Farm)	++	0	-	+/-	++	--	+/-	--	0	0	++
3133	Newgate Lane South, Peel Common	++	+/-	--	+/-	++	++	-	--	0	0	+
3138	The Winning Post, 77 BurrIDGE Road	+	+/-	+	--	+/-	++	--	+/-	0	0	-

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
3142	1 Station Industrial Park, Duncan Road, Park Gate	++	0	0	+	++	++	0	+/-	0	0	-
3144	132 Highlands Road, Fareham	+	0	0	+	++	++	0	++	0	0	++
3145	189-199 West Street, Fareham	+	+/-	0	++	++	++	+/-	++	0	0	+
3146	Former Wavemar Electronics Building, Middle Road, Park Gate	+	0	0	++	++	++	0	++	0	0	++
3149	Former Scout Hut, Coldeast Way, Sarisbury Green	+	0	0	+/-	++	++	+/-	+/-	0	0	++
3151	Cherry Tree Industrial Park, BurrIDGE	++	+/-	+	-	+/-	++	+/-	+/-	0	0	+
3153	Newlands Farm	++	+/-	-	+	++	++	-	--	0	+	++
3156	18-23 Wykeham Place (Former Sports Hall)	+	-	0	++	++	++	+/-	++	0	+	+
3159	Land South of Hope Lodge	++	0	--	+/-	++	-	+/-	--	0	0	+
3160	123 Barnes Lane	++	0	-	+/-	++	++	+/-	-	0	0	++
3161	Land West of Newgate Lane	++	+/-	--	+/-	+	++	-	--	0	0	-
3162	Land West of Lockwood Road	++	+/-	+	+/-	++	++	+/-	--	0	0	++
3163	195-205 Segensworth Road	+	0	-	-	+/-	++	+/-	--	0	0	+
3164	Land East of Brook Lane	++	+/-	--	+	++	++	+/-	--	0	0	++
3165	Bursledon Brickworks Swanwick Lane Lower Swanwick	++	+/-	-	-	+/-	-	+/-	+/-	0	0	-
3166	Haykin, St Margaret's Lane	+	+/-	-	+	++	++	+/-	-	0	0	+
3167	Land to rear of 320 Southampton Rd	++	+/-	--	+	++	++	+/-	-	0	0	++
3168	Land Off Nelson Lane, Portchester	+	+/-	-	-	+/-	+/-	+/-	-	0	0	++
3171	23 Bridge Road	+	+/-	0	++	++	++	0	++	0	0	++
3172	24 Raley Road	++	+/-	0	+	++	++	+/-	++	0	0	++
3173	Land at 86 Funtley Road	++	+/-	0	+/-	+	++	0	--	0	0	+

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
3174	399-403 Hunts Pond Road	++	0	-	-	-	++	+/-	+/-	0	0	++
3175	Posbrook Lane	++	+/-	--	+/-	-	++	--	--	0	0	++
3176	Land at Holly Hill Lane	++	+/-	-	+/-	+	++	+/-	-	0	0	++
3177	Land south of Segensworth Road	++	-	--	+	++	++	+/-	--	0	0	++
3178	Land west of Botley Road, Burr ridge	++	+/-	-	+/-	+	+/-	+/-	--	0	0	++
3179	Carron Row Farm	++	+/-	--	--	+/-	++	0	--	0	0	+
3180	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+
3181	Ellerslie House, Downend Road	++	+/-	-	-	+/-	+/-	+/-	--	0	0	-
3182	Kingfisher House, Fishers Hill	+	-	--	-	+/-	++	0	--	0	0	-
3183	Land at 18 Titchfield Park Road	++	0	-	-	-	++	+/-	-	0	0	+
3184	Land East of Cartwright Drive	++	-	--	+/-	+	++	+/-	--	0	0	+/-
3185	Land East of Glen Road	++	+/-	-	+	++	-	+/-	--	0	0	--
3186	Land to rear of September Cottage, Brook Ave	+	+/-	+	-	+/-	++	+/-	--	0	0	+
3187	Lowater Nursery, Hook Lane	++	+/-	-	--	+/-	++	0	--	0	0	+
3188	177-181 Botley Road	+	+/-	-	-	+	++	+/-	-	0	0	+
3189	Land rear of 59 Greenaway Lane	+	+/-	+	+/-	+	++	+/-	--	0	0	++
3190	Land at Titchfield Road and Ranvilles Lane	++	+/-	-	-	-	++	-	-	0	0	+
3191	Land off Lockwood Road, Warsash	+	0	+	+/-	++	++	+/-	-	0	0	-
3194	Bassaire Ltd, Duncan Road	+	0	0	+	++	++	0	+/-	0	0	+
3195	Conifer Rise	++	+/-	--	+	-	++	+/-	--	0	0	++
3197	Land at Springfield Way	+	0	0	-	+	++	+/-	++	0	0	--

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
3198	Newlands Plus - Area A	++	0	-	-	+	++	+/-	--	0	0	-
3199	Newlands Plus - Area B1	++	+/-	-	+/-	-	++	-	--	0	0	+
3200	Newlands Plus - Area B2	++	+/-	-	-	+/-	++	-	--	0	0	+
3201	Newlands Plus - Area C	++	+/-	-	+/-	++	++	0	--	0	0	+
3204	20 Botley Road, Park Gate	+	+/-	0	+	++	++	0	++	0	0	++
3205	20 Cams Hill, Fareham	+	+/-	0	+/-	++	++	+/-	++	0	0	-
3206	22-27A Stubbington Green	+	-	0	+	++	++	0	++	0	0	++
3207	6-12 West Street, Portchester	++	-	0	++	-	++	+/-	++	0	0	+
3209	116 Bridge Road, Sarisbury Green	+	+/-	0	++	++	++	0	--	0	0	++
3210	21 Burrige Road, Burrige	+	+/-	-	-	+/-	++	+/-	+/-	0	0	-
3211	Land South of 1 & 6 Woodlands, Pinks Hill	++	+/-	+	+	++	-	-	--	0	+	+
3212	Fareham MF Site, Ranvilles Lane	++	+/-	-	+	++	++	0	-	0	+	+
3213	Maindell Pumping Station, Fareham	++	+/-	+	+/-	+	--	-	--	0	+	-
3214	Land at Beacon Bottom II	++	0	-	-	+/-	-	+/-	--	0	0	+
3215	The Paddocks	+	0	--	+/-	+	-	-	-	0	0	++
3216	Land south of Sovereign Crescent	++	+/-	--	-	+	-	-	-	0	0	++
3217	Fleet End South East	++	+/-	--	+/-	-	-	-	+/-	0	0	++
3218	Monument Farm	0	+/-	-	-	+/-	--	+/-	--	+	0	-
3219	Crofton Equestrian Centre	++	-	--	-	-	++	-	--	0	0	+
3220	Southampton Hill	++	+/-	-	+	++	++	+/-	-	0	0	++
3221	Land south of Solar Farm	++	+/-	--	-	+	++	0	--	0	0	-

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
3222	Tarmac Trading Ltd, Upper Wharf	++	--	0	++	-	-	+/-	+/-	0	0	+
3223	Land adjoining Friends Farm	+	-	+	+/-1	++	++	0	--	0	0	+
3224	Land South of Swanwick Lane	++	+/-	+	-	+	++	0	--	0	0	-
3225	Lowater Nursery Employment Site, Hook Lane	0	-	--	--	+/-	++	+/-	--	+	0	-
3226	94 Botley Road	+	0	0	+	++	++	0	+/-	0	0	-
3227	Land at Locks Heath District Centre	++	0	0	+	++	++	0	++	0	0	++
3228	68 Titchfield Park Road	+	+/-	-	+/-	-	0	+/-	-	0	0	--
3230	86 Newtown Road	+	+/-	--	+	++	++	+/-	++	0	0	+
3231	Land at 51 Greenaway Lane	+	0	+	+/-	++	++	+/-	--	0	0	++
3232	97-99 West Street, Fareham	+	+/-	0	++	++	++	+/-	++	0	+	+
3233	Palmerston Car Park	+	-	0	+	++	++	+/-	++	0	+	+
3234	42 Botley Road	+	0	0	+	++	++	0	++	0	+	++
3235	Former Filling Station, Locks Heath Centre	+	0	0	+	++	++	+/-	++	0	+	++
3236	Land to the rear of Lockwood Library	++	0	0	+	++	++	0	++	0	+	++
3237	4-10 Locks Heath Centre	++	0	0	+	++	++	0	++	0	+	+
3238	38-43 Locks Heath Centre	++	0	0	+	++	++	0	++	0	+	++
3240	Land North of 74 and 78 Greenaway Lane, Warsash	+	0	+	+/-	++	++	+/-	--	0	0	+
3241	Hambrooks Garden Centre, Southampton Road	++	0	-	+/-	++	++	+/-	--	0	0	--
3242	76-80 Botley Road	++	0	0	++	++	++	0	++	0	0	-

Fareham Local Plan Site Allocation Options			SEA Objective										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
ID	Name												
3243	Land off Southampton Road, Titchfield	++	0	-	+/-	++	+	+/-	--	0	0	-	
3244	Assheton Court, Porchester	++	+/-	0	++	-	++	+/-	++	0	0	+	
3246	12 West Street, Portchester	+	+/-	0	++	-	++	+/-	++	0	0	+	
3247	200 Bridge Road	+	+/-	-	+/-	++	++	+/-	--	0	0	+	
3248	Land South of Swanwick Lane	++	+/-	-	-	+/-	++	+/-	-	0	0	+	
3249	Wates House, Wallington Hill	+	-	0	++	-	-	+/-	++	0	0	+	
3250	Portland Chambers, 66 West Street, Fareham	+	-	0	++	++	++	+/-	++	0	0	+	
3251	Menin House, Privett Road, Fareham	++	+/-	0	+	++	++	+/-	++	0	0	--	
3252	Land north of Henry Cort Drive, Fareham	++	+/-	0	+/-	++	++	0	+/-	0	0	--	
3253	Redoubt Court, Fort Fareham Road, Fareham	++	+/-	0	+	++	++	+/-	++	0	0	--	
3254	Land west of Dore Avenue, Portchester	++	0	0	+	++	++	0	++	0	0	--	
BL1	Fareham Town Centre Broad Location for Housing Growth	++	+/-	0	++	++	+/-	+/-	+/-	0	+	++	
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	

Fareham Local Plan Site Allocation Options			SEA Objective									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
ID	Name											
<b>Key to the High Level Assessment Matrix</b>												
++	Likely strong positive effect											
+	Likely positive effect											
0	Neutral/no effect											
-	Likely adverse effect											
--	Likely strong adverse effect											
+/-	Uncertain/mixed effects											
<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											
10	To enhance the vitality and viability of centres and respect the settlement hierarchy											
11	To create a healthy and safe community											



## **Appendix G: Rationale for Site Selection or Rejection**

Please see following pages.

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
2	Land at Beacon Bottom II	Rejected - ecological sensitivities (revised site boundary, now considered as site 3214)
11	Land East of Posbrook and South of Bellfield	Rejected - high landscape sensitivity and within Brent goose / wader area
12	Land at Posbrook Lane (Titchfield Allotments)	Rejected 2017 - site not available and landscape sensitivities
20	Land at Standard Way, Wallington	Selected (for employment) - low landscape sensitivity and suitable highways access.
25	7 Spring Road, Sarisbury Green	Rejected - insufficient highway access
27	Land at Military Road	Rejected - poor pedestrian and cycle links and heritage concerns
31	Land West of Old Street, Hill Head	Rejected - high landscape and ecological sensitivities
40	Bus Depot, Gosport Road	Rejected 2017 - suitable site, but not available
46	Rookery Farm	Rejected - site topography and boundary likely to create isolated development. Main developable area of the site is not well related to existing settlement and is relatively isolated from local services.
58	East of Raley Road	Rejected - insufficient evidence that part of site is available for residential development
85	Lysses Court, Fareham	Rejected 2017 - suitable site, but not available
86	1-2 The Avenue	Rejected - insufficient evidence that site is available for residential development and site in active economic use
87	280-282 (UTP) West Street, Fareham	Rejected - no indication from landowners that site is available and site in active economic use
93	Hammond Industrial Park, Stubbington Lane	Selected - suitable site
124	Solent Business Park - Solent 2, Sarisbury	Selected - for employment
145	Brook Lane & Land R/O 63-77 Bridge Rd	Rejected 2017 - suitable site, but not available (multiple landownerships)
152	Western Road	Rejected 2017 - site falls below the study threshold
154	Land adjacent to Maytree Road	Rejected 2017 - site has subsequently been split into two sites 2956 Delme Court and 1325 Crofton Conservatories
158	Norgar House, 10 East Street, Fareham	Rejected - no recent evidence that site is available
161	High Walls, Fareham	Rejected 2017 - suitable site, but not available (multiple landownerships)

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
195	119 - 143 West St. (East) & land to rear	Rejected 2017 - site has development consent on its frontage. The principle of development is supported subject to relevant local and national planning policy for the rest of the site. Currently there are limited opportunities for the development to come forward comprehensively for the remainder of the site
196	145-161 West St. (Central) & land to rear	Rejected 2017 - site has development consent along its frontage. The principle of development is supported subject to relevant local and national planning policy for the rest of the site. Currently there are limited opportunities for the development to come forward comprehensively for the remainder of the site
198	Civic Quarter, Fareham	Rejected - Majority of the site is required for existing use and is not available for development. Superseded by site 3233.
203	3 - 33 West Street	Selected - suitable site and good accessibility
205	Land North of St. Margaret's Roundabout, Titchfield	Selected - suitable site and good accessibility
207	South of Romsey Avenue	Rejected - Site is a designated as Brent Geese and Solent Waders Primary Support site. No evidence of a strategy compliant solution.
211	Fareham Railway Station (East)	Selected - high accessible town centre location, next to transport hub
212	Station West (Fareham Railway Station)	Selected - high accessible town centre location, next to transport hub
324	Land at North Wallington and Standard Way	Rejected - Noise and air quality due to M27. Poor pedestrian and cycle links
1002	Land at corner of Station Road and A27, Portchester	Selected - already in adopted Local Plan
1005	Land adjacent to 75 Holly Hill Lane, Sarisbury	Rejected - within area of special landscape quality
1007	Land at Heath Road	Selected - suitable and accessible site in urban area
1016	62-74 Warsash Road	Rejected 2017 - suitable site, but not available (multiple landownerships)
1024	41-57 Portchester Road	Rejected 2017 - suitable site, but not available (multiple landownerships)
1040	Land East of Burnt House Lane, Stubbington	Rejected - landscape and visual concerns and could undermine integrity of Strategic Gap. Site designated as a Brent Geese and Solent Waders Low Use site and no evidence of a strategy compliant
1051	246-254 White Hart Lane	Rejected 2017 - suitable site, but not available (multiple landownerships)
1052	54-60 Southampton Road	Rejected 2017 - suitable site, but not available (multiple landownerships)
1053	75-77 Southampton Road	Rejected 2017 - suitable site, but not available (multiple landownerships)

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
1056	The Hampshire Rose, Highlands Road	Selected - suitable and accessible site in urban area
1057	Citroën Garage, Wickham Road	Rejected 2017 - suitable site, but not available
1058	Former Community Facilities, Wynton Way	Selected - suitable and accessible site in urban area
1066	34-36 Portchester Road, Portchester	Rejected 2017 - suitable site, but not available (multiple landownerships)
1068	Land at Fleet End Road, Warsash	Rejected 2017 - suitable and accessible site in urban area, but currently no vehicular access solution
1070	East of Church Road, Warsash	Selected- suitable and accessible site in urban area
1072	Land at Hunts Pond Road, Titchfield Common	Rejected 2017 - currently unavailable
1075	33 Lodge Road, Locks Heath	Selected - suitable and accessible site in urban area
1076	Land between 335-357 Gosport Road, Fareham	Selected - suitable and accessible site in urban area
1078	Land at Stubbington Lane, Stubbington	Selected - suitable and accessible site in urban area
1083	Rear of 160a - 174 West Street, Fareham	Rejected 2017 - site is not currently available. However, the principle of development for the site is supported subject to relevant local and national planning policy
1092	86 - 90 Gudge Heath Lane, Fareham	Rejected 2017 - suitable site, but not available (multiple landownerships)
1096	6 - 8 Ranvilles Lane, Fareham	Rejected 2017 - suitable site, but not available (multiple landownerships)
1141	118 Bridge Road, Sarisbury	Rejected 2017 - suitable site, but not available
1144	Newpark Garage, Station Road, Park Gate	Selected - site already has development consent and is under construction
1168	Land at Rookery Avenue	Selected - suitable site with suitable access
1170	Land at 171 Ranvilles Lane, Titchfield	Rejected - development of scale promoted not in keeping with settlement pattern
1172	Crofton House Site, Titchfield	Rejected - Permission on part of the site and remaining land not available.
1173	Land at Common Lane	Rejected - development of scale promoted not in keeping with settlement pattern
1176	St Columba Site, Hillson Drive, Fareham	Rejected 2017 - suitable site, but not available
1180	Holly Cottage	Rejected - development of scale promoted not in keeping with settlement pattern

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
1203	Swanwick Marina, Bridge Road	Selected - suitable site with planning permission
1215	Seaeeye House & adj. properties, Lower Quay Road, Fareham	Rejected 2017 - suitable site, but not available (multiple landownerships)
1227	42-46 Ranvilles Lane, Fareham	Rejected 2017 - suitable site, but not available (multiple landownerships)
1236	88-102 Southampton Road, Titchfield Common	Rejected 2017 - suitable site, but not available (multiple landownerships)
1249	East of Lower Duncan Road, Park Gate	Rejected - suitable site, but not available (multiple landownerships)
1259	Hope Lodge, Fareham Park Road, Fareham	Rejected 2017- suitable site with planning permission, but looking incorporate within a wider development site
1263	Land North of Greenaway Lane	Selected - accessible site with low landscape sensitivity - forms part of wider development site.
1286	Russell Place, Fareham	Rejected - suitable site, but not available (multiple landownerships)
1293	Land adjacent to Red LionHotel, Fareham	Selected - suitable site and accessible site in urban area
1294	45-47 West Street, Fareham	Rejected 2017- site is not currently available. However, the principle of development for the site is supported in accordance with Local Plan Policies
1302	Land to R/O 2 Botley Road, Park Gate	Rejected 2017 - suitable and accessible site, but not available and too small
1309	142 - 144 West Street, Fareham	Rejected 2017 - site is not currently available. However, the principle of development for the site is supported in accordance with Local Plan Policies
1317	Land to the R/O 47-61 Osborne Road, Warsash	Rejected 2017- suitable site, but not available (multiple landownerships)
1318	175 Gordon Road, Fareham	Rejected 2017 - site is not currently available. However, the principle of development for the site is supported in accordance with Local Plan Policies
1323	Burridge Lodge	Selected - suitable site, low landscape sensitivity
1324	Land by Durrants Lodge	Rejected - not considered suitable for development due to heritage, TPO and SSSI constraints
1325	Crofton Conservatories, West Street, Fareham	Selected - highly accessible town centre location
1332	Fareham Park Farm Site, Fareham	Rejected - high landscape sensitivity
1335	Land at Addison Road	Rejected - no suitable highways access identified
1336	Land at Rookery Avenue, Whiteley	Rejected - Extensive tree cover, ecological constraints and part coverage by SINC
1337	Medina Nurseries	Selected - suitable as part of wider site

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
1339	Old Orchard, Botley Rd, Swanwick	Rejected - site has extensive TPO coverage and high ecological value
1341	Land South of Oakcroft Lane, Stubbington	Selected - edge of urban area
1342	The Grange Oakcroft Lane	Selected - site has planning permission
1349	69 Botley Road, Park Gate	Selected - suitable site with suitable access
1352	Land at Pinks Hill, Wallington (north-west part)	Selected (alongside 3013) - low landscape sensitivity and good accessibility
1356	187 Botley Road - Site A Proposal	Rejected - development of scale promoted not in keeping with settlement pattern
1360	Land at Beacon Bottom	Selected - edge of urban area with low landscape sensitivity
1365	Land opposite Fort Wallington Industrial Estate, Military Road, Wallington	Rejected - site is contrary to emerging policy for development in the countryside and there is no requirement to allocated additional land to meet employment need
1372	Newgate Lane Peel Nook	Rejected - development of scale promoted not in keeping with settlement pattern
1381	Croft House, Fareham	Rejected - suitable site, but not available
1382	Land at Brook Lane	Rejected - Site mostly assessed under alternative IDs as per planning application extents
1385	Former Kershaw Day Centre, Wynton Way	Rejected - duplicate of site 1058 (selected)
1388	Land at Junction of Newgate Lane	Rejected - development of scale promoted not in keeping with settlement pattern
1394	Land at Sea Lane, Stubbington	Selected - suitable and accessible site in urban area
1413	Telephone Exchange, Fareham	Rejected 2017 - suitable site, but not available
1423	Land r/o 23-35 Bridge Road, Park Gate	Rejected - suitable site, but not available (multiple landownerships)
1424	Land at Corner of Trinity Street and Osborn Road, Fareham	Selected - suitable and highly accessible site in urban area
1425	Market Quay Car Park, Fareham	Selected - suitable and highly accessible site in urban area - subsumed into FTC Growth Area
1426	Land R/O Red Lion Hotel and Bath Lane, Fareham	Rejected 2017 - suitable site, but not available (multiple landownerships)
1953	Nook Caravan Park (Northern Portion), Laurel Close, Locks Heath	Rejected - suitable site, but not available
1974	130-136 West Street, Fareham	Rejected - currently unavailable

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
1996	Land R/O 123 Bridge Road, Park Gate	Selected - site has planning permission
1998	Pinks Hill, Wallington	Selected - suitable site, low landscape sensitivity
1999	Walled Garden, Cams Hall	Rejected - site has planning permission
2001	Midpoint 27, Cartwright Drive	Selected - suitable site in existing employment area with planning permission
2780	Friary Meadow, Cartwright Drive, Fareham	Rejected - already built out
2826	Lysses Car Park, Fareham	Rejected - Site is required for current use to provide parking provision for Fareham Town Centre and is therefore not available for development during the plan period
2843	Land South of Cams Alders	Selected - suitable site for sheltered housing required in this location
2849	Land East of Brook Lane	Selected - accessible site with low landscape sensitivity - forms part of wider development site.
2850	Solent 2, Solent Business Park, Whiteley	Selected - suitable site in existing employment area with planning permission
2851	The Genesis Centre, Locks Heath Centre	Rejected - Site is required for current use. No evidence that this site will become available for development in the plan period
2853	Land R/O Red Lion Hotel and Bath Lane, Fareham	Rejected - currently unavailable
2854	Rear of 9-11 Funtley Road, Fareham	Rejected - Unsuitable highways access. Likely to be below study threshold
2890	Egmont Nursery, Warsash	Selected - suitable site
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	Rejected - site replaced by smaller land parcel (ID reference 87) to reflect the fact that the larger area is currently not available for development
2933	29 Osborn Road, Fareham	Rejected 2017 - suitable site, but not available
2935	Masonic Lodge, Queens Road, Fareham	Rejected 2017 - suitable site, but not available
2936	9 Queen's Road, Fareham	Rejected 2017 - suitable site, but not available
2942	Wykham House School, Fareham	Rejected - already built out
2943	Ashcroft Arts Centre, Fareham	Rejected 2017 - suitable site, but not available
2947	142-144 West Street	Selected - suitable site and accessible site in urban area
2956	Delme Court, Fareham	Rejected - No certainty that the site is available within the plan period.

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
2968	The Meadows (C2) -71 units	Rejected - already built out
2969	100 Wickham Road	Selected - site has planning permission
2976	237 Segensworth Road	Selected - accessible site with low landscape sensitivity - forms part of wider development site.
2993	Little Park Farm, Segensworth North West	Rejected 2017 - see site 3025
2995	Daedalus Hangars East	Selected - Suitable existing employment area with planning permission
2996	Daedalus Hangars West	Selected - Suitable existing employment area with planning permission
2997	187 Botley Road, Burridge - Site B	Rejected - Development in this location would not be in keeping with the settlement pattern. Poor accessibility.
2998	187 Botley Road, Burridge - Site C	Rejected - site is isolated from the urban area and the scale of development out of character with surrounding area
2999	Land adjacent to Veolia Site and Ellerslie House, Down End Road, Portchester	Rejected - geological and ecological sensitivities
3000	Land at 60 Swanwick Lane	Rejected - scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy
3001	Land at Rookery Farm, Botley Road	Rejected 2017 - site has been split into two sites (ID references 3117 and 3108)
3002	Land East of Newgate Lane South (A), Fareham	Rejected - Development would have a detrimental impact on the Strategic Gap
3003	Land Rear of 23 The Avenue, Fareham	Rejected - significant TPO coverage and heritage sensitivities
3004	Land South of Hook Park Road, Warsash	Rejected - landscape and ecological sensitivities and partly within flood zone
3005	Land south of Greenaway Lane	Selected - accessible site with low landscape sensitivity - forms part of wider development site.
3006	Land at Havelock and Newtown Roads, Warsash	Rejected - suitable site, but not available
3007	Land south of Swanwick Lane, Upper Swanwick	Rejected - Development is out of keeping with the character of the area and does not accord with the development strategy
3008	Land South of Longfield Avenue, Fareham	Rejected - Development would have a detrimental impact on the Strategic Gap. Site contains Brent Geese and Solent Waders designations. If appropriately masterplanned, areas of the site are likely to be developable where there is a strategy compliant solution for Brent Geese and Wader designations. Any development would need to be sensitively designed and accompanied by significant GI to ensure that it would not undermine the integrity of the Strategic Gap.
3009	Land at Downend Road, Portchester	Selected - suitable site



## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3010	Land at Southampton Road, Titchfield	Rejected - Development of scale promoted in this location would not be in keeping with the settlement pattern
3011	Land at Down Barn Farm, Boarhunt Road	Rejected - landscape sensitivity
3012	Cawtes Reach, Brook Avenue, Warsash	Rejected - site falls below the study threshold
3013	Land at Pinks Hill (south-east part)	Selected - accessible edge of urban area site with low landscape sensitivity - forms site with 1352
3014	Land at Cranleigh Road	Selected - accessible edge of urban area site with low landscape sensitivity
3015	Land West of Anchor House, Wicor Path, Portchester	Rejected - site does not have suitable highways access. Scale of development must be sensitive to conservation area setting and therefore likely to be below study threshold
3016	Land to the South of River Lane, Fareham	Rejected - suitable site, but not available
3017	Land adj Swanwick Lane, Swanwick	Rejected - scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy
3018	Land east of Bye Road, Swanwick	Selected - suitable site
3019	Land East of Brook Lane, Warsash	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3020	Robann Park, Southampton Road, Fareham	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3022	Land West of Newgate Lane, Stubbington	Rejected - Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common.
3023	Land west of 69 Botley Road	Selected - accessible edge of urban area site with low landscape sensitivity
3024	Land at Great Abshot, Warsash	Rejected - highly sensitive landscape and access constraints
3025	Little Park Farm, Park Gate	Selected - for employment
3026	Eyersdown Farm, Burrridge	Rejected - scale of development proposed is out of keeping with the character of the area and does not accord with the development strategy
3027	21 Burrridge Road, Burrridge	Rejected - site is isolated from the urban area and the scale of development out of character with surrounding area
3028	Copps Field, East of Newgate Lane, Fareham	Rejected - Development would have a detrimental impact on the Strategic Gap. Site designated as a Brent Geese and Solent Waders Low Use site and there is no evidence of a strategy compliant solution.
3029	Land south of Bridge Street, Titchfield	Rejected - landscape, ecological and possible heritage sensitivities and site partly in flood zone
3030	Winnham Farm, East of Downend Road	Selected - accessible edge of urban area site with low landscape sensitivity

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3032	South of Tattershall Crescent, Portchester	Selected - accessible edge of urban area site with low landscape sensitivity
3033	Land at Peak Lane Nurseries, Stubbington	Rejected - suitable site, but not available
3034	Land rear of Waste Transfer Station, Military Road, Wallington	Selected - employment site
3036	Land west of Sovereign Crescent, Titchfield Common	Selected - suitable site
3037	Land West of Old Street, Stubbington	Rejected - unclear at this time as to whether the site is available for development during the plan period
3038	Land in Upper Swanwick / Burrigge	Rejected - landscape and ecological sensitivities. No suitable highways solution identified.
3040	Land west of Northfield Park	Selected - suitable site
3044	Land to the East of Southampton Road, Titchfield	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3045	Carron Row Farm Segensworth East, Titchfield	Rejected - landscape and heritage sensitivities
3046	Land adjacent to 79 Greenaway Lane	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3047	Land on south west side of Botley Road, Swanwick	Rejected - ecological sensitivity due to extensive woodland
3048	Land at Glen House, Sarisbury Green	Rejected - site too small
3049	Land at 14 Beacon Bottom	Selected - accessible edge of urban area site with low landscape sensitivity
3050	Land at Brook Avenue	Rejected - Development of scale promoted would not be in keeping with the settlement pattern
3051	Land at Hunts Pond Road, Titchfield	Selected - accessible edge of urban area site with low landscape sensitivity
3052	Land to the East of Furze Court, Wickham Road	Rejected - development would result in loss of open space
3053	Land south of Funtley Road, Funtley	Rejected - larger site rejected due to landscape sensitivities
3054	Land at Segensworth West, Telford Way, Fareham	Selected - suitable site
3055	Land at Southampton Road, Titchfield	Rejected
3056	Land South of Greenaway Lane Warsash	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3057	Land east of Newgate Lane, Fareham	Rejected - Development would have a detrimental impact on the Strategic Gap. Site is designated as a Brent Geese and Solent Waders Low Use site and no evidence of a strategy compliant solution.

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3058	Land east of St Margarets Lane, Titchfield	Rejected - site not available
3059	Land East of Titchfield Road, Titchfield	Rejected - Development of scale promoted would not be in keeping with the settlement pattern
3060	Land west of St Margaret's Lane, Titchfield	Rejected - Development of scale promoted would not be in keeping with the settlement pattern
3061	Land to rear of 310 Botley Road, Burrridge	Rejected - total tree coverage and access restrictions
3063	Trinity Street Car Park, Fareham	Rejected - suitable site, but not available
3064	320 Southampton Road, Titchfield	Rejected - Development of scale promoted would not be in keeping with the settlement pattern
3067	119 West Street and Land to Rear, Fareham	Rejected - suitable site, but not available
3068	130-144 West Street and Land to Rear of 7-17 King's Road, Fareham	Rejected 2017 - site already has development consent and is currently under construction
3070	Magistrates Court, Trinity Street, Fareham	Selected - highly accessible town centre location
3071	194-206 West Street and Crescent Road, Fareham	Rejected - suitable site, but not available
3073	Land at Addison Road	Rejected - loss of public open space and woodland includes TPOs and wildlife habitat
3074	Land at Alexander Grove, Fareham	Rejected - site too small
3075	Land at Bells Lane, Stubbington	Rejected - existing valuable public open space
3076	Danes Road Grazing Land, Portchester	Rejected - no highways access solution identified
3077	Land at Frosthole Close (west) , Fareham	Rejected - existing valuable public open space
3078	Land at Frosthole Close (east) , Fareham	Rejected - suitable site, but not available
3079	Land at Grove Avenue, Porchester	Rejected - highly sensitive landscape and valuable open space
3080	Land at High View, Dore Ave, Portchester	Rejected - existing valuable public open space
3081	Land at Hill Road, Portchester	Rejected - ecological and landscape sensitivities
3082	Hook Recreation Ground, Hook	Rejected - ecological and landscape sensitivities
3083	Land at The Gillies r/o Belvoir Estate, Fareham	Rejected - ecological sensitivities and within flood zone

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3084	Land at Rossan Ave, Warsash	Rejected - site falls below the study threshold
3085	Land at New Road, Warsash (north)	Rejected - ecological sensitivities and open space
3088	Warsash Maritime Academy	Selected - accessible edge of urban area site with low landscape sensitivity
3096	Land east of Bye Road, Swanwick	Rejected 2017 - duplicated site
3097	Catisfield Lane, Fareham	Rejected - landscape and heritage sensitivities
3098	Land West of Cuckoo Lane, Stubbington	Rejected - ecological and landscape sensitivities
3100	East of Botley Road, Burrridge	Rejected - extensive woodland cover and ecological sensitivities. No satisfactory access available
3101	Land at 237 Segensworth Road	Rejected 2017 - duplicated site
3102	Land east of Posbrook Lane, Titchfield	Rejected - high landscape and ecological sensitivities and partly within flood zone
3103	Land at Rookery Avenue / 112 Botley Road, Swanwick	Selected - suitable site
3104	East of Lower Duncan Road / 4-14 Botley Road, Park Gate	Site has planning permission
3105	Land North of Funtley Road	Selected - edge of urban area site with low landscape sensitivity
3106	Land adj to 316 Botley Road, Burrridge	Rejected - Site has not been promoted for a number of years and correspondence with original promoter indicates they are no longer instructed on the site
3107	Land at Rookery Farm (East), Swanwick	Rejected - scale of development out of character with surrounding area - does not provide a logical extension to the urban boundary
3108	Land at Rookery Farm (North), Swanwick	Rejected - scale of development out of character with surrounding area
3109	Land off Sopwith Way, Swanwick	Rejected - scale of development out of character with surrounding area
3110	Land south of Holly Hill Lane, Sarisbury	Rejected - unclear at this time as to whether the site is available for development during the plan period
3112	16-20 The Avenue, Fareham	Rejected - not clear whether all landowners are willing to dispose of the site during the plan period. There are also concerns as to whether the redevelopment of the site would be viable (achievable)
3113	Daedalus East (Faraday) - Extended	Selected - Suitable extension to existing employment area with planning permission
3114	Daedalus West (Swordfish) - Extended	Selected - Suitable extension to existing employment area with planning permission
3115	28 Queens Road, Fareham	Rejected 2017 - site falls below the study threshold

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3116	Cherry Tree Industrial Park, Burr ridge	Rejected - scale of development out of character with surrounding area, does not accord with the development strategy. Small scale development (<5 units) and could be acceptable
3117	Land at Rookery Farm, Botley Road, Swanwick	Rejected - scale of development out of character with surrounding area. Uncertain ground stability and contamination raise viability concerns.
3118	Land at Hope Lodge, Fareham	Rejected - ecological sensitivities and intrusion into strategic gap site
3119	Wicor Farm, Cranleigh Road, Portchester	Rejected - Wider landscape along the coastal margin is highly sensitive
3120	The Grange, Oakcroft Lane, Stubbington	Selected - site has planning permission
3121	Land South of Funtley Road, Fareham	Selected - edge of urban area site. Smaller area has lower landscape sensitivities
3122	Land to rear of 108-118 Brook Lane, Warsash	Selected - accessible site with low landscape sensitivity - forms part of wider development site.
3123	177-181 Botley Road, Burr ridge	Rejected - scale of development out of character with surrounding area
3124	70 Trinity Street, Fareham	Rejected 2017 - site already has development consent and is currently under construction
3125	Land at Segensworth Roundabout	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3126	North and South of Greenaway Lane, Warsash	Selected - large cluster site comprising smaller sites 1263, 1382, 2849, 3005, 3019, 3046, 3056, 3122, 3162, 3164, 3191
3128	Southampton Road, Titchfield Common	Selected - large cluster site comprising smaller sites 2976, 3020, 3044 and 3125
3129	Land West of Newgate Lane South, Stubbington	Rejected - Development in this location would not be in keeping with the settlement pattern and would change the settlement character of Peel Common
3130	Land East of Downend Road, Portchester (North of Winnham Farm)	Selected - suitable site
3133	Newgate Lane South, Peel Common	Rejected - site formed of individual sites 3002, 3028 and 3057. See individual sites for suitability
3138	The Winning Post, 77 Burr ridge Road	Selected - suitable site for Gypsy Traveller Pitches
3142	1 Station Industrial Park, Duncan Road, Park Gate	Selected - low ecological sensitivity, prior planning approval
3144	132 Highlands Road, Fareham	Selected - site under construction
3145	189-199 West Street, Fareham	Selected - site under construction
3146	Former Wavemar Electronics Building, Middle Road, Park Gate	Selected - site has planning permission

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3149	Former Scout Hut, Coldeast Way, Sarisbury Green	Selected- suitable site
3151	Cherry Tree Industrial Park, Burridge	Rejected - duplicate of site 3116
3153	Land south of Longfield Avenue, Fareham	Selected- suitable site subject to an agreed masterplan and design code, the site is developable where there is a strategy compliant solution for Brent Geese and Wader designations. Any development would need to be sensitively designed and accompanied by significant GI to ensure that it would not undermine the integrity of the Strategic Gap.
3156	18-23 Wykeham Place (Former Sports Hall)	Selected - site has planning permission
3159	Land South of Hope Lodge	Rejected - landscape sensitivities
3160	123 Barnes Lane	Selected - site has planning permission
3161	Land West of Newgate Lane	Rejected - development of scale promoted not in keeping with settlement pattern
3162	Land West of Lockwood Road	Selected - suitable as part of wider site
3163	195-205 Segensworth Road	Selected - suitable as part of wider site
3164	Land East of Brook Lane	Selected - suitable as part of wider site
3165	Bursledon Brickworks Swanwick Lane Lower Swanwick	Rejected - unsustainable location subject to high levels of noise
3166	Haykin, St Margaret's Lane	Rejected - development of scale promoted not in keeping with settlement pattern
3167	Land to rear of 320 Southampton Rd	Rejected - development of scale promoted not in keeping with settlement pattern
3168	Land Off Nelson Lane, Portchester	Rejected - unsustainable location and unsuitable highways access
3171	23 Bridge Road	Rejected - site falls below the study threshold
3172	24 Raley Road	Rejected - no evidence that site is available for development
3173	Land at 86 Funtley Road	Rejected - development of scale promoted not in keeping with settlement pattern
3174	399-403 Hunts Pond Road	Selected- suitable site in existing residential area
3175	Posbrook Lane	Rejected - landscape sensitivities
3176	Land at Holly Hill Lane	Rejected - landscape sensitivities

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3177	Land south of Segensworth Road	Rejected - landscape and heritage sensitivities
3178	Land west of Botley Road, Burr ridge	Rejected - scale of development out of character with surrounding area
3179	Carron Row Farm	Rejected - landscape and heritage sensitivities
3180	Land at 14 Beacon Bottom	Selected - suitable site
3181	Ellerslie House, Downend Road	Selected - suitable site
3182	Kingfisher House, Fishers Hill	Rejected - western half unsuitable, eastern half below study thresholds
3183	Land at 18 Titchfield Park Road	Selected - suitable site
3184	Land East of Cartwright Drive	Rejected - landscape and heritage sensitivities
3185	Land East of Glen Road	Rejected - ecological sensitivities and unsuitable access
3186	Land to rear of September Cottage, Brook Ave	Rejected - development of scale promoted not in keeping with settlement pattern
3187	Lowater Nursery, Hook Lane	Rejected - development in this location would not be appropriate due to the isolated nature of the site
3188	177-181 Botley Road	Rejected - development of scale promoted not in keeping with settlement pattern
3189	Land rear of 59 Greenaway Lane	Selected - suitable as part of wider site
3190	Land at Titchfield Road and Ranvilles Lane	Rejected - Site is a Brent Geese and Solent Waders Low Use designation and there is no evidence of a strategy compliant solution.
3191	Land off Lockwood Road, Warsash	Selected - suitable as part of wider site
3194	Bassaire Ltd, Duncan Road	Rejected - site no longer available for housing
3195	Conifer Rise	Rejected - landscape sensitivities and partly within flood zone
3197	Land at Springfield Way	Rejected - loss of valuable open space
3198	Newlands Plus - Area A	Rejected - This area lies within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided.
3199	Newlands Plus - Area B1	Rejected - Within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided. Site is a Brent Geese and Solent Waders Low Use designation and no evidence of a strategy compliant solution.

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3200	Newlands Plus - Area B2	Rejected - Within a strategic gap, physical and visual coalescence of development with neighbouring settlements must be avoided. Site is a Brent Geese and Solent Waders Low Use designation and no evidence of a strategy compliant solution.
3201	Newlands Plus - Area C	Rejected - This area lies within a strategic gap, physical, visual or perceived coalescence of development with neighbouring settlements must be avoided.
3204	20-22 Botley Road, Park Gate	Rejected - site not available
3205	20 Cams Hill, Fareham	Rejected - currently unavailable
3206	27A Stubbington Green	Selected - suitable urban site
3207	6-12 West Street, Portchester	Rejected - currently unavailable
3209	116 Bridge Road, Sarisbury Green	Rejected - site not available
3210	21 Burr ridge Road, Burr ridge	Rejected - development of scale promoted not in keeping with settlement pattern
3211	Land South of 1 & 6 Woodlands, Pinks Hill	Rejected - ecological sensitivities and viability issues
3212	Fareham MF Site, Ranvilles Lane	Rejected - unsuitable access and landscape sensitivities
3213	Maindell Pumping Station, Fareham	Rejected - site not considered suitable for employment or housing on access grounds
3214	Land at Beacon Bottom II Outside	Rejected - ecological sensitivities
3215	The Paddocks	Rejected - landscape sensitivities
3216	Land to the south of Sovereign Crescent	Rejected - large scale development would result in ecological and landscape impacts
3217	Fleet End South East	Rejected - unsuitable access and possible ecological sensitivities
3218	Monument Farm	Rejected - landscape sensitivities
3219	Crofton Equestrian Centre	Rejected - landscape and ecological sensitivities
3220	Southampton Hill	Rejected - availability uncertain due to legal issues
3221	Land South of Solar Farm, Newgate Lane, Stubbington	Rejected - unsuitable access and possible ecological sensitivities
3222	Tarmac Trading Ltd, Upper Wharf, Fareham	Rejected - safeguarding of aggregates wharf and within flood zone



## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3223	Land adjoining Friends Farm, Swanwick	Rejected - heritage sensitivities and development of scale promoted not in keeping with settlement pattern
3224	Land South of Swanwick Lane	Rejected- Development of scale promoted would not be in keeping with the settlement pattern and does not accord with the development strategy. Small scale development of fewer than 5 may be in line with the character area and could therefore be acceptable.
3225	Lowater Nursery Employment Site, Hook Lane	Rejected - isolated location
3226	94 Botley Road	Selected - suitable site with planning permission
3227	Land at Locks Heath District Centre	Selected - suitable site in urban location
3228	68 Titchfield Park Road	Selected - suitable site
3230	86 Newtown Road	Rejected - below threshold (five or more dwellings)
3231	Land at 51 Greenaway Lane	Selected - forms part of wider development site
3232	97-99 West Street Fareham	Selected - suitable site with planning permission
3233	Palmerston Car Park	Selected - suitable urban site - subsumed into FTC Growth Area
3234	42 Botley Road	Selected - suitable urban site
3235	Former Locks Heath Filing Station	Selected - suitable urban site
3236	Land to the rear of Lockswood library	Rejected - uncertainty of availability and achievability of site
3237	4-10 Locks Heath Centre	Rejected - uncertainty of availability and achievability of site
3238	38-42 Locks Heath Centre	Rejected - uncertainty of availability and achievability of site
3242	76-80 Botley Road, Park Gate	Selected - suitable urban site
3244	Assheton Court, Porchester	Selected - suitable urban site
3246	12 West Street, Portchester	Selected - suitable urban site
3247	200 Bridge Road	Rejected - located in the countryside and would not accord with the development strategy
3248	Land South of Swanwick Lane	Rejected- It is unknown if the site is achievable as no clear access has been proposed for the site.

## Fareham Publication and Revised Publication Local Plans Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3249	Wates House, Wallington Hill	Selected - suitable site with planning permission
3250	Portland Chambers, West Street, Fareham	Selected - suitable urban site
3251	Menin House, Privette Road, Fareham	Selected - suitable urban site
3252	Land at Henry Cort Drive, Fareham	Selected - suitable urban site
3253	Redoubt Court, Fort Fareham Road	Selected - suitable urban site
3254	Land west of Dore Avenue, Portchester	Selected - suitable urban site
BL1	Fareham Town Centre Growth Area	Selected - suitable urban site

## **Appendix H: High Level Assessment – Strategic Residential Alternatives (2017 Draft Plan)**

Please see following pages.

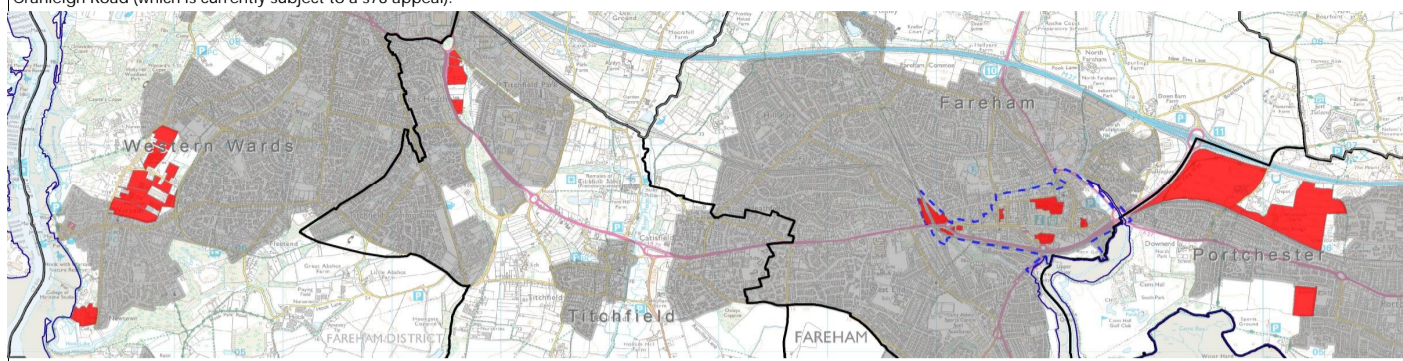
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# High Level Assessment

## Strategic Housing Option 1A

Option is based on a Welborne delivery trajectory that delivers approximately 5,000 homes by 2036. This scenario relies on land ownership agreements occurring naturally, without the need for Compulsory Purchase, and on delivery starting as soon as a permission is granted. This option delivers approximately 1000 houses more at Welborne over the plan period, than Options 2 or 3 (which use the central trajectory).

Option aims to maximise brownfield development & the delivery of Welborne, with residual development restricted to 3 greenfield cluster areas, as well as the greenfield site at Cranleigh Road (which is currently subject to a s78 appeal).



Strategic Option 1A	Quantum
Welborne (best trajectory)	4,860
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3014: Cranleigh Road, Portchester	120
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
<b>Sub-Total</b>	<b>7,789</b>

		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
	Site name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3014	Land at Cranleigh Road, Portchester	++	0	+	+	++	++	+/-	+/-	0	0	++
	Warsash Greenaway Lane cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
	Segensworth cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
	Portchester Downend cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be exceeded. However, significant uncertainty as to whether Welborne delivery rate within plan period is achievable.										
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre. Overall effect will be dependant on the scale, massing and design of development.										
3	To conserve and enhance the character of the landscape	Largely neutral or positive effects at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth and Portchester Downend clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. The Warsash Maritime Academy site will require a scheme of exceptional design quality to overcome landscape constraints. Overall, significant positive effects are predicted over the long term.										
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes. Significant positive effect predicted.										
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.										
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at the Portchester Downend cluster will require specific layout and design measures to mitigate the effects of onsite historic landfills and SPZ1, and adjacent M27.										
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster. However, for the most part this option successfully avoids sites with features of known ecological value on site. The Warsash Maritime Academy scheme should aim to avoid losses of priority habitat or impacts to the adjacent SINC/LNR/SSSI/SAC/SPA/Ramsar.										
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution.										
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.										
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.										
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to publicly accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The LPR should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane.										

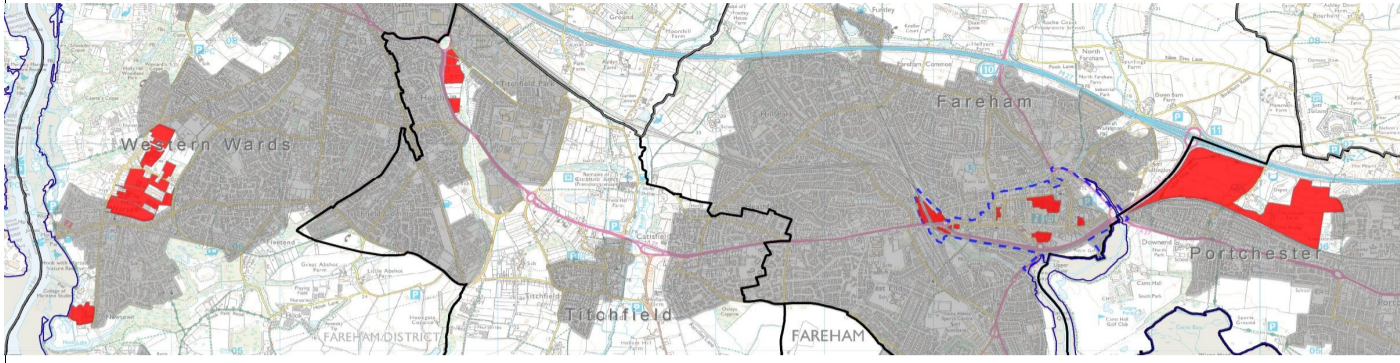
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

# High Level Assessment

## Strategic Housing Option 1B

Option is based on a Welborne delivery trajectory that delivers approximately 5,000 homes by 2036. This scenario relies on land ownership agreements occurring naturally, without the need for Compulsory Purchase, and on delivery starting as soon as a permission is granted. This option delivers approximately 1000 houses more at Welborne over the plan period, than Options 2 or 3 (which use the central trajectory).

Option aims to maximise brownfield development & the delivery of Welborne, with residual development restricted to 3 greenfield cluster areas, but not the greenfield site at Cranleigh Road (which is currently subject to a s78 appeal).



Strategic Option 1B	Quantum
Welborne (best trajectory)	4,860
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
<b>Sub-Total</b>	<b>7,669</b>

		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
ID	Warsash Greenaway Lane cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
ID	Segensworth cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
ID	Portchester Downend cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be exceeded. However, significant uncertainty as to whether Welborne delivery rate within plan period is achievable.										
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre. Overall effect will be dependant on the scale, massing and design of development.										
3	To conserve and enhance the character of the landscape	Largely neutral or positive effects at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth and Portchester Downend clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. The Warsash Maritime Academy site will require a scheme of exceptional design quality to overcome landscape constraints. Overall, significant positive effects are predicted over the long term.										
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes. Significant positive effect predicted.										
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.										
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at the Portchester Downend cluster will require specific layout and design measures to mitigate the effects of onsite historic landfills and SP21, and adjacent M27.										
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster. However, for the most part this option successfully avoids sites with features of known ecological value on site. The Warsash Maritime Academy scheme should aim to avoid losses of priority habitat or impacts to the adjacent SINC/LNR/SSSI/SAC/SPA/Ramsar.										
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution.										
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.										
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.										
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to public accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The LPR should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane.										

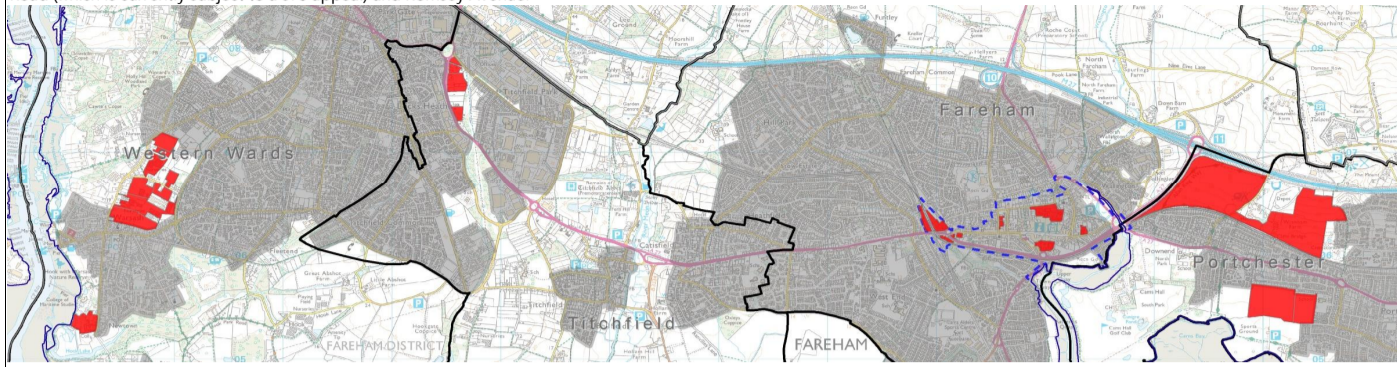
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

# High Level Assessment

## Strategic Housing Option 2A

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, and greenfield sites at Cranleigh Road (which is currently subject to a s78 appeal) and Romsey Avenue.



Strategic Option 2A	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3014: Cranleigh Road, Portchester	120
207: Romsey Avenue, Portchester	228
<b>Sub-Total</b>	<b>6,997</b>

		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Portchester Downend cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
Site name		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3014	Land at Cranleigh Road, Portchester	++	0	+	+	++	++	+/-	+/-	0	0	++
207	South of Romsey Avenue, Portchester	++	0	+	+	++	++	+/-	-	0	0	++
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be met.										
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre. Overall effect will be dependant on the scale, massing and design of development.										
3	To conserve and enhance the character of the landscape	Largely neutral or positive effects at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth and Portchester Downend clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. The Warsash Maritime Academy site will require a scheme of exceptional design quality to overcome landscape constraints. Overall, significant positive effects are predicted over the long term.										
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes. Significant positive effect predicted.										
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.										
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at the Portchester Downend cluster will require specific layout and design measures to mitigate the effects of onsite historic landfills and SPZ1, and adjacent M27.										
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster. However, for the most part this option successfully avoids sites with features of known ecological value on site. The Warsash Maritime Academy scheme should aim to avoid losses of priority habitat or impacts to the adjacent SINC/LNR/SSSI/SAC/SPA/Ramsar.										
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution.										
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.										
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.										
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to publicly accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The LPR should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane.										

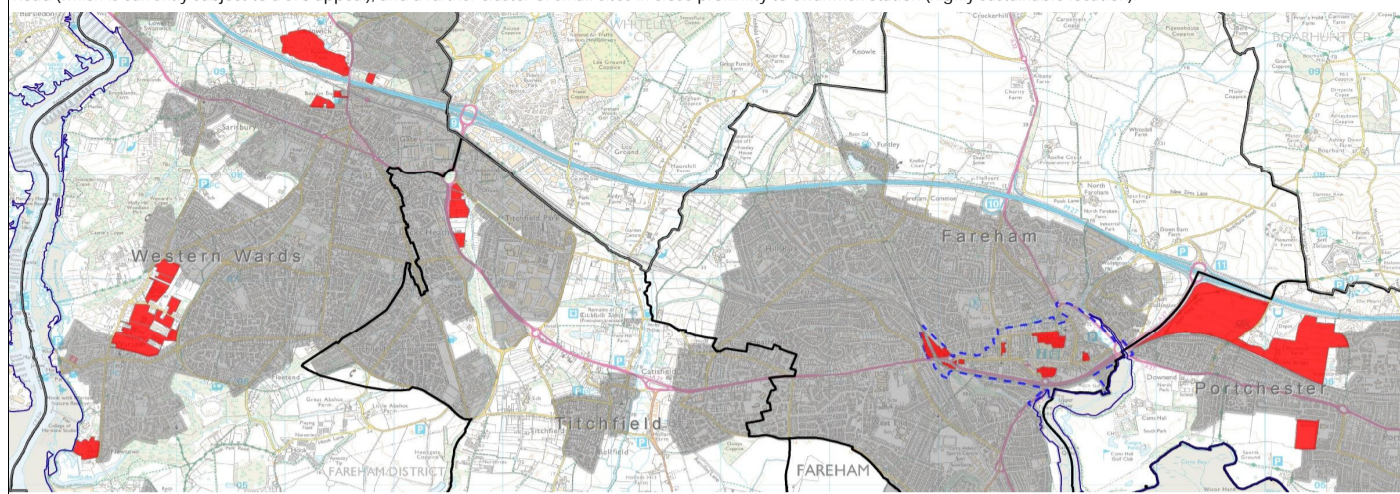
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

# High Level Assessment

## Strategic Housing Option 2B

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, the greenfield site at Cranleigh Road (which is currently subject to a s78 appeal), and a further cluster of small sites in close proximity to Swanwick Station (highly sustainable location).



Strategic Option 2B	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3014: Cranleigh Road, Portchester	120
3117: Land at Rookery Farm, Botley Road, Swanwick	75
3023: 69 Botley Road, Park Gate	24
3049: Beacon Bottom East, Park Gate	5
1360: Beacon Bottom West, Park Gate	30
3103: Land at Rookery Avenue, Swanwick	16
<b>Sub-Total</b>	<b>6,919</b>

## SEA Objective

ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Portchester Downend cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
Site name		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3014	Land at Cranleigh Road, Portchester	++	0	+	+	++	++	+/-	+/-	0	0	++
Swanwick Station cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3117	Land at Rookery Farm, Botley Road, Swanwick	++	0	+	+	++	+/-	+/-	-	0	0	++
3023	Land west of 69 Botley Road	++	0	-	+	++	++	+/-	+/-	0	0	+
3049	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+
1360	Land at Beacon Bottom	++	0	-	+	++	++	0	+/-	0	0	++
3103	Land at Rookery Avenue / 112 Botley Road	+	0	+	+	++	+/-	0	+/-	0	0	+

No.	SEA Objective	Commentary
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the medium term. Most site yields likely to exceed the threshold for affordable housing contributions, but overall housing requirement unlikely to be met.
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre. Overall effect will be dependant on the scale, massing and design of development.
3	To conserve and enhance the character of the landscape	Largely neutral or positive effects at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth, Portchester Downend and Swanwick Station clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. The Warsash Maritime Academy site will require a scheme of exceptional design quality to overcome landscape constraints. Overall, significant positive effects are predicted over the long term.
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes. Significant positive effect predicted.
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at Rookery Farm/Avenue (Swanwick) and the Portchester Downend cluster will require specific layout and design measures to address the adjacent M27, with the latter also needing to mitigate the effects of onsite historic landfills and SPZ1.
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster and some of those close to Swanwick Station. However, for the most part this option successfully avoids sites with features of known ecological value on site. The Warsash Maritime Academy scheme should aim to avoid losses of priority habitat or impacts to the adjacent SINC/LNR/SSSI/SAC/SPA/Ramsar.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to publicly accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The LPR should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane.

Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

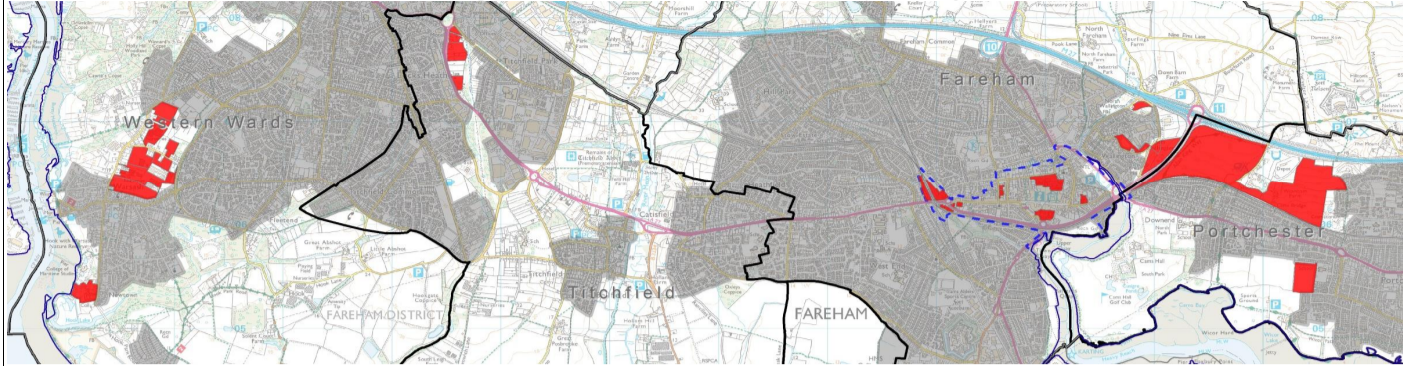


# High Level Assessment

## Strategic Housing Option 2C

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, the greenfield site at Cranleigh Road (which is currently subject to a s78 appeal), and a further greenfield cluster of sites in Wallington (low landscape sensitivity).



Strategic Option 2C	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3014: Cranleigh Road, Portchester	120
1998: Land at Pinks Hill	80
1352: Land at Pinks Hill (small)	17
27: Military Road, Wallington	12
324: North Wallington Rd and Standard Way	21
<b>Sub-Total</b>	<b>6,899</b>

		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Portchester Downend cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
Site name		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3014	Land at Cranleigh Road, Portchester	++	0	+	+	++	++	+/-	+/-	0	0	++
Wallington cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1998	Land at Pinks Hill (south-east part)	++	+/-	+	+	++	+/-	+/-	--	0	0	+
1352	Land at Pinks Hill, Wallington (north-west part)	++	+/-	+	+/-	+	+/-	+/-	--	0	0	-
27	Land at Military Road	++	+/-	+	+	++	+/-	+/-	-	0	0	+
324	Land at North Wallington and Standard Way	++	0	+	+	++	-	-	--	0	0	-
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the medium term. Most site yields likely to exceed the threshold for affordable housing contributions, but overall housing requirement unlikely to be met.										
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre and at Wallington. Overall effect will be dependant on the scale, massing and design of development.										
3	To conserve and enhance the character of the landscape	Largely neutral or positive effects at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth and Portchester Downend clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. The Warsash Maritime Academy site will require a scheme of exceptional design quality to overcome landscape constraints. Overall, significant positive effects are predicted over the long term.										
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes. Significant positive effect predicted.										
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.										
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at the Portchester Downend cluster will require specific layout and design measures to mitigate the effects of onsite historic landfills and SPZ1, and adjacent M27. Sites in the Wallington cluster will all need to take account of potential impacts to the SPZ, while site 324 will also need to address the effects of the nearby M27.										
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster. However, for the most part this option successfully avoids sites with features of known ecological value on site. The Warsash Maritime Academy scheme should aim to avoid losses of priority habitat or impacts to the adjacent SINC/LNR/SSSI/SAC/SPA/Ramsar. Site 324 is believed to be entirely comprised of coastal floodplain grazing marsh priority habitat, so delivering this site without long term ecological impacts will be problematic.										
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution. Development of sites in the Wallington cluster are most likely to result in long term negative effects due to the quality of agricultural land in this area, underlying minerals deposits and the SPZ - project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction.										
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.										
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.										
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to publicly accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The LPR should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane, and at Wallington.										

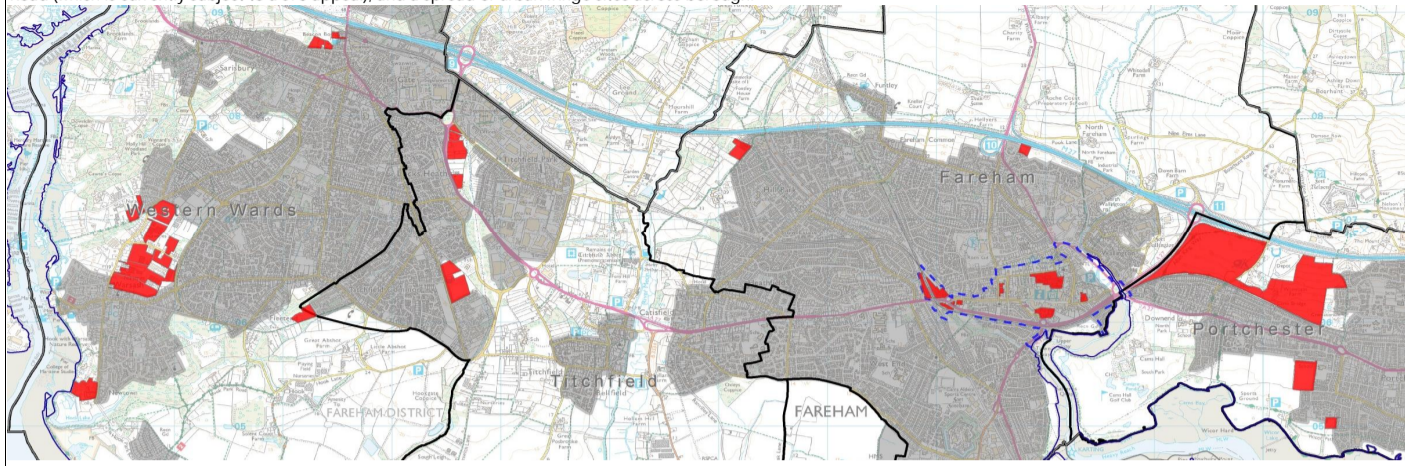
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

# High Level Assessment

## Strategic Housing Option 2D

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, the greenfield site at Cranleigh Road (which is currently subject to a s78 appeal), and a spread of urban fringe sites across borough.



Strategic Option 2D	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3014: Cranleigh Road, Portchester	120
3052: Land to the East of Furze Court, Wickham Road	13
3032: Moraunt Drive, Portchester	49
3051: Hunts Pond Road, Titchfield Common	38
3118: Land at Hope Lodge	41
3036: Land West of Sovereign Crescent	49
3023: 69 Botley Road, Park Gate	24
3049: Beacon Bottom East, Park Gate	5
1360: Beacon Bottom West, Park Gate	30
3050: Land at Brook Avenue	49
<b>Sub-Total</b>	<b>7,067</b>

		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Portchester Downend cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
Site name		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3014	Land at Cranleigh Road, Portchester	++	0	+	+	++	++	+/-	+/-	0	0	++
Urban Fringe sites		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3052	Land to the East of Furze Court, Wickham Road	++	0	--	-	+/-	-	0	--	0	0	-
3032	Moraunt Drive (south of Tattershall Cresc.), Portchester	++	0	--	+/-	+	++	+/-	++	0	0	-
3051	Land at Hunts Pond Road, Titchfield	++	0	-	+	++	++	0	+/-	0	0	++
3118	Land at Hope Lodge, Fareham	++	0	--	++	++	++	+/-	+/-	0	0	+
3036	Land west of Sovereign Crescent, Titchfield Common	++	0	--	+/-	+	++	+/-	-	0	0	++
3023	Land west of 69 Botley Road	++	0	-	+	++	++	+/-	+/-	0	0	+
3049	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+
1360	Land at Beacon Bottom	++	0	-	+	++	++	0	+/-	0	0	++
3050	Land at Brook Avenue	++	0	+	+/-	+	++	+/-	+/-	0	0	+
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be exceeded.										
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre. Overall effect will be dependant on the scale, massing and design of development.										
3	To conserve and enhance the character of the landscape	Several neutral or positive effects predicted at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth and Portchester Downend clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. However, four of the urban fringe sites (plus Warsash Maritime Academy) are constrained by low development potential and will require a scheme of exceptional design quality, while almost none are unconstrained. Overall, mixed effects are predicted over the long term.										
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes, although the urban fringe site at Wickham Road is less sustainably located. Significant positive effect predicted.										
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.										
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at the Portchester Downend cluster and sites 3052, 3118 and 3036 will require specific layout and design measures to mitigate the effects of onsite historic landfills and SPZ1, and nearby M27.										
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SIN, other than those in the Segensworth cluster and some urban fringe sites. However, for the most part this option successfully avoids sites with features of known ecological value on site. The schemes for sites 3036 and 3088 should aim to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.										
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution.										
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.										
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.										
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to publicly accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The LPR should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane.										

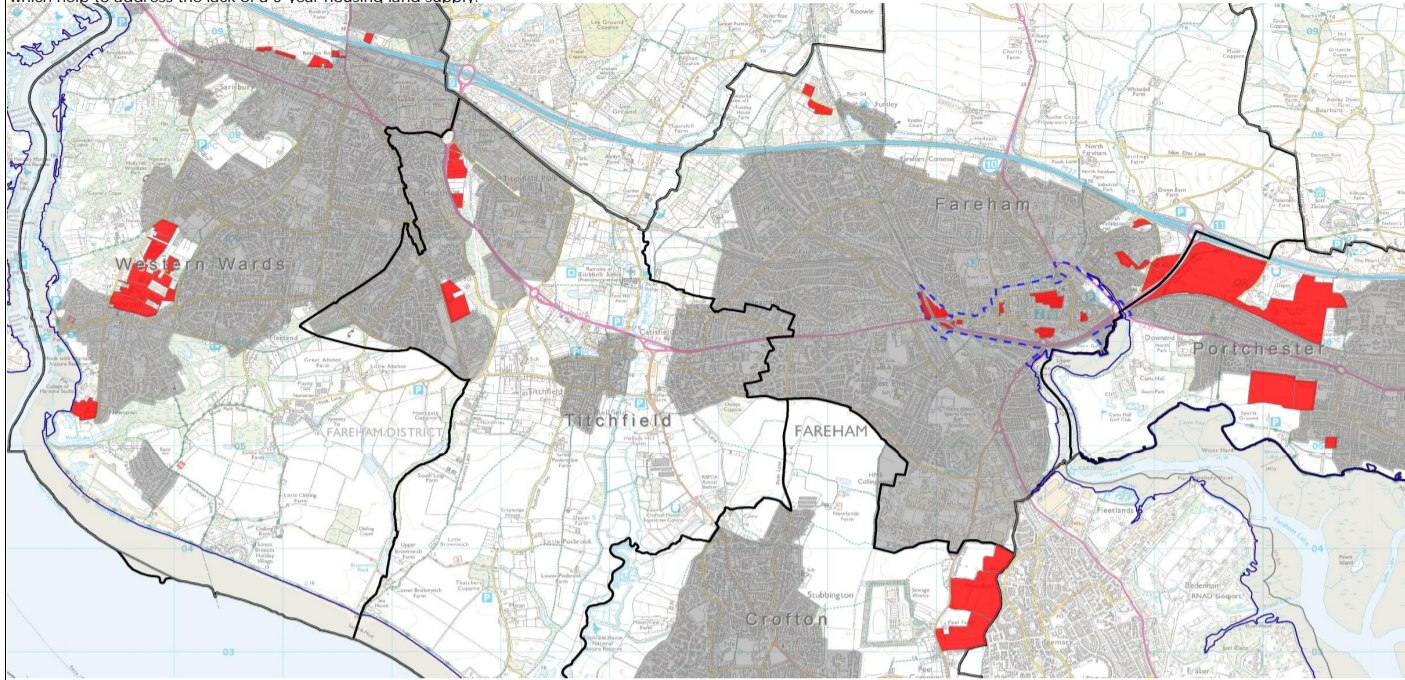
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

# High Level Assessment

## Strategic Housing Option 2E

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 4 greenfield cluster areas, greenfield sites at Cranleigh Road (which is currently subject to a s78 appeal) and Romsey Avenue, and a number of urban fringe sites around Swanwick Station, Titchfield Common, Funtley and Wallington which help to address the lack of a 5-year housing land supply.



Strategic Option 2E	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3133: Greenfield Cluster 4 - Newgate Lane South	450
3014: Cranleigh Road, Portchester	120
207: Romsey Avenue, Portchester	228
3032: Moraunt Drive, Portchester	49
3105: Funtley Road North, Fareham	23
3121: Funtley Road South, Fareham	55
1360: Beacon Bottom West, Park Gate	30
3049: Beacon Bottom East, Park Gate	5
3023: 69 Botley Road, Park Gate	24
3073: Land at Addison Road, Park Gate	16
1335: Land at Addison Rd, Sarisbury	13
3103: Land at Rookery Avenue, Whiteley	16
3041: Land at Hunts Pond Road, Titchfield Common	38
1998: Land at Pinks Hill, Fareham	80
1352: Land at Pinks Hill, Fareham	17
27: Military Road, Fareham	26
324: North Wallington Rd and Standard Way	21
<b>Sub-Total</b>	<b>7,860</b>

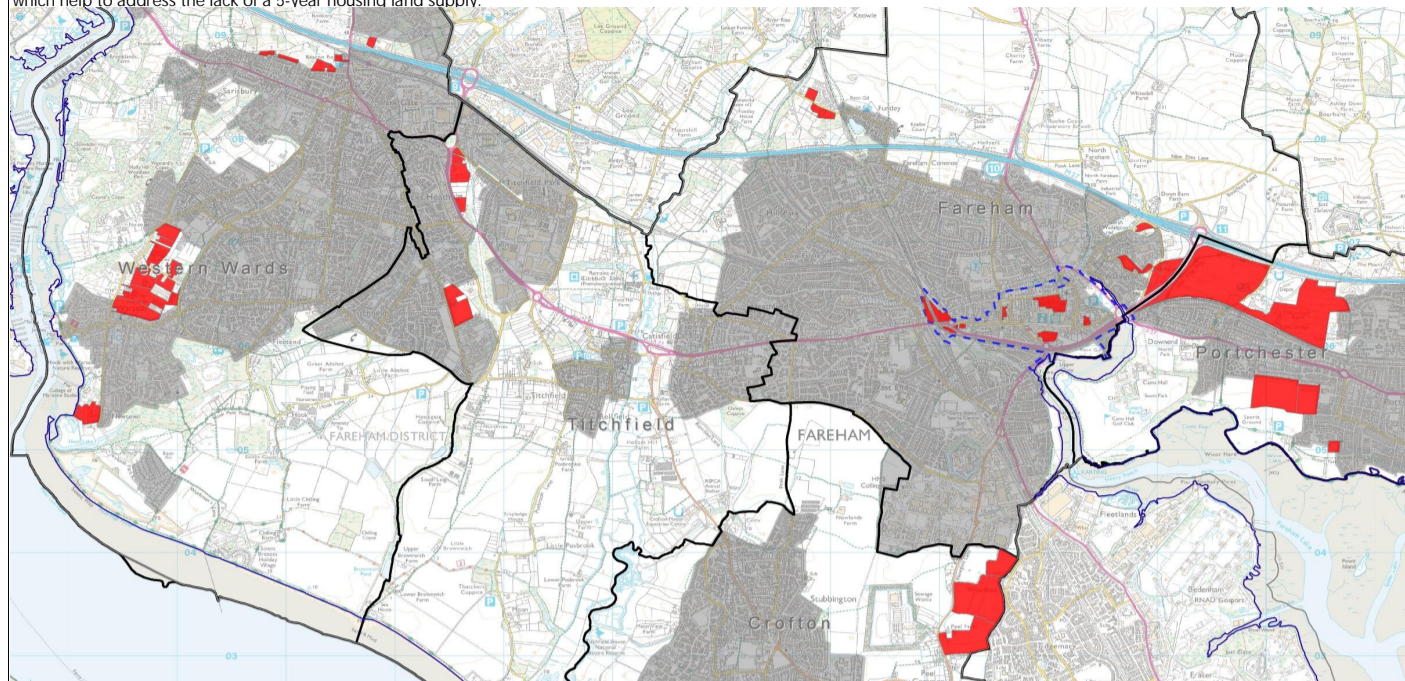
		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Portchester Downend cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
Newgate Lane South cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3002	Land East of Newgate Lane South (A), Fareham	++	0	--	-	+/-	++	0	-	0	0	-
3028	Copps Field, East of Newgate Lane, Fareham	++	0	--	+/-	+	++	+/-	+/-	0	0	+
3057	Land east of Newgate Lane, Fareham	++	0	--	+/-	+	++	+/-	+/-	0	0	+
Site name		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3014	Land at Cranleigh Road, Portchester	++	0	+	+	++	++	+/-	+/-	0	0	++
207	South of Romsey Avenue, Portchester	++	0	+	+	++	++	+/-	-	0	0	++
Urban Fringe (5yr supply) sites		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3032	Moraunt Drive (south of Tattershall Cresc.), Portchester	++	0	--	+/-	+	++	+/-	++	0	0	-
3105	Land North of Funtley Road	++	0	--	-	+/-	++	0	+/-	0	0	+
3121	Land South of Funtley Road, Fareham	++	0	--	-	+/-	++	-	+/-	0	0	+/-
3023	Land west of 69 Botley Road	++	0	-	+	++	++	+/-	+/-	0	0	+
3049	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+
1360	Land at Beacon Bottom	++	0	-	+	++	++	0	+/-	0	0	++
3103	Land at Rookery Avenue / 112 Botley Road	+	0	+	+	++	+/-	0	+/-	0	0	+
3073	Land at Addison Road	++	0	-	+	++	++	0	+/-	0	0	-
1335	Land at Addison Road	+	0	-	++	++	++	0	+/-	0	0	+
3051	Land at Hunts Pond Road, Titchfield	++	0	-	+	++	++	0	+/-	0	0	++
1998	Land at Pinks Hill (south-east part)	++	+/-	+	+	++	+/-	+/-	--	0	0	+
1352	Land at Pinks Hill, Wallington (north-west part)	++	+/-	+	+/-	+	+/-	+/-	--	0	0	-
27	Land at Military Road	++	+/-	+	+	++	+/-	+/-	-	0	0	+
324	Land at North Wallington and Standard Way	++	0	+	+	++	-	-	--	0	0	-

# High Level Assessment

## Strategic Housing Option 2E

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 4 greenfield cluster areas, greenfield sites at Cranleigh Road (which is currently subject to a s78 appeal) and Romsey Avenue, and a number of urban fringe sites around Swanwick Station, Titchfield Common, Funtley and Wallington which help to address the lack of a 5-year housing land supply.



Strategic Option 2E	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3133: Greenfield Cluster 4 - Newgate Lane South	450
3014: Cranleigh Road, Portchester	120
207: Romsey Avenue, Portchester	228
3032: Moraunt Drive, Portchester	49
3105: Funtley Road North, Fareham	23
3121: Funtley Road South, Fareham	55
1360: Beacon Bottom West, Park Gate	30
3049: Beacon Bottom East, Park Gate	5
3023: 69 Botley Road, Park Gate	24
3073: Land at Addison Road, Park Gate	16
1335: Land at Addison Rd, Sarisbury	13
3103: Land at Rookery Avenue, Whiteley	16
3041: Land at Hunts Pond Road, Titchfield Common	38
1998: Land at Pinks Hill, Fareham	80
1352: Land at Pinks Hill, Fareham	17
27: Military Road, Fareham	26
324: North Wallington Rd and Standard Way	21
<b>Sub-Total</b>	<b>7,860</b>

## SEA Objective

No.	SEA Objective	Commentary
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be exceeded.
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre and at Wallington. Overall effect will be dependant on the scale, massing and design of development.
3	To conserve and enhance the character of the landscape	Several neutral or positive effects predicted at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth and Portchester Downend clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. However, three of the urban fringe sites and all of the Newgate Lane South sites (plus Warsash Maritime Academy) are constrained by low development potential and will require a scheme of exceptional design quality. Overall, mixed effects are predicted over the long term.
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes, although the urban fringe sites at Funtley Road and Newgate Lane South are less sustainably located. Significant positive effect predicted.
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at the Portchester Downend cluster and sites 3103, 1998, 1352 and 27 will require specific layout and design measures to mitigate the effects of onsite historic landfills and SPZ1, and nearby M27.
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster and some urban fringe sites. However, for the most part this option successfully avoids sites with features of known ecological value on site. The schemes for sites 3121 and 3088 should aim to avoid losses of priority habitat or impacts to the adjacent nature conservation sites. Site 324 is believed to be entirely comprised of coastal floodplain grazing marsh priority habitat, so delivering this site without long term ecological impacts will be problematic.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution. Development of sites in the Wallington cluster are most likely to result in long term negative effects due to the quality of agricultural land in this area, underlying minerals deposits and the SPZ - project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to public accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The plan should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane, and at Wallington.

Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

# High Level Assessment

## Strategic Housing Option 2F

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, greenfield sites at Cranleigh Road (which is currently subject to a s78 appeal), Romsey Avenue and Portchester Downend, and a number of urban fringe sites around Swanwick Station, Titchfield Common, Funtley and Wallington which help to address the lack of a 5-year housing land supply.

With both cluster and early delivery sites, this Development Strategy:

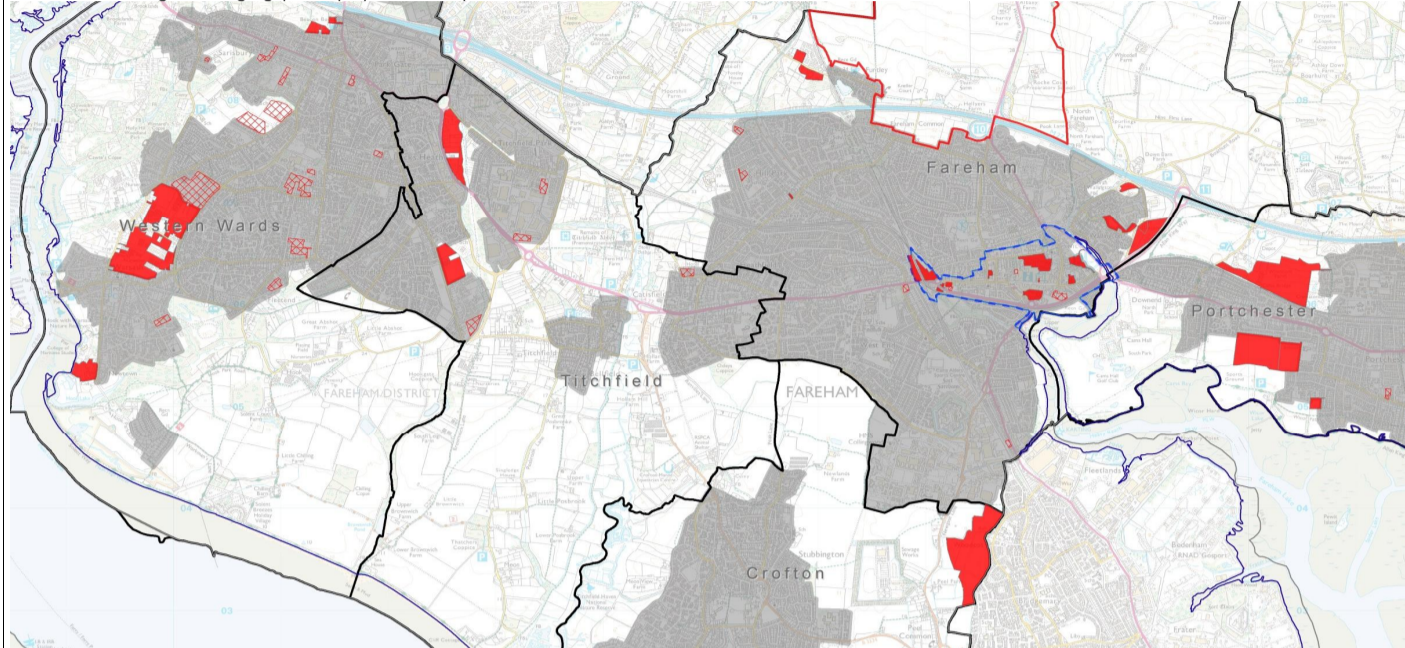
- Improves early and overall housing delivery by diversifying site supply;
- By allocating smaller sites, it improves the likelihood of early delivery and ensuring a 5-Year Housing Land Supply (5YHLS);
- By allocating cluster sites, it further assists the 5YHLS position and ensures continued development over the medium-term of the Plan period; and
- Welborne/Regeneration sites will aid delivery throughout the medium to long-term Plan period.

This range of sites offers:

- Different sizes of site, in accordance with the Housing White Paper;
- A more diverse range of sites, and potentially a broader range of housing products;
- Both brown-field and green-field locations; and
- Contributes to the housing land supply within both the Portsmouth Housing Market Area and the Southampton Housing Market Area.

Overall the Development Strategy:

- Still prevents coalescence of settlements and uncontrolled urban sprawl;
- Contributes greatly to place-making and sustainability in line with national policy (recognising the need for early delivery and overall requirements until 2036); and
- Protects the Borough's strategic gaps and proposes development in the more sustainable locations.



## Strategic Option 2F

Strategic Option 2F	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
21: Fareham Town Centre - Regeneration & Intensification	577
3088: Warsash Maritime Academy	100
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3133: Greenfield Cluster 3 - Newgate Lane South	475
3030: Land East of Downend Road, Portchester	350
3014: Cranleigh Road, Portchester	120
207: Romsey Avenue, Portchester	228
3032: Moraunt Drive, Portchester	49
3105: Funtley Road North, Fareham	23
3121: Funtley Road South, Fareham	55
1360: Beacon Bottom West, Park Gate	30
3049: Beacon Bottom East, Park Gate	5
3023: 69 Botley Road, Park Gate	24
3051: Land at Hunts Pond Road, Titchfield Common	38
1998: Land at Pinks Hill, Fareham	80
1352: Land at Pinks Hill, Fareham	17
27: Military Road, Fareham	26
324: North Wallington Rd and Standard Way	21
1056: Hampshire Rose Fareham	18
<b>Sub-Total</b>	<b>7,391</b>

		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
87	280-282 (UTP) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	-
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2826	Lysses Car Park, Fareham	++	+/-	0	++	+/-	+	+/-	+	0	+	++
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1056	The Hampshire Rose, Highlands Road	++	0	0	++	++	++	0	++	0	0	++
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Newgate Lane South cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3002	Land East of Newgate Lane South (A), Fareham	++	0	--	-	+/-	++	0	-	0	0	-
3028	Copps Field, East of Newgate Lane, Fareham	++	0	--	+/-	+	++	+/-	+/-	0	0	+
3057	Land east of Newgate Lane, Fareham	++	0	--	+/-	+	++	+/-	+/-	0	0	+
Site name		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3030	Land East of Downend Road, Portchester	++	+/-	-	+	++	-	+/-	-	0	0	++
3014	Land at Cranleigh Road, Portchester	++	0	+	+	++	++	+/-	+/-	0	0	++
207	South of Romsey Avenue, Portchester	++	0	+	+	++	++	+/-	-	0	0	++
Urban Fringe (5yr supply) sites		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3105	Land North of Funtley Road, Fareham	++	0	--	-	+/-	++	0	+/-	0	0	+
3121	Land South of Funtley Road, Fareham	++	0	--	-	+/-	++	-	+/-	0	0	+/-
3023	Land west of 69 Botley Road, Park Gate	++	0	-	+	++	++	+/-	+/-	0	0	+
3049	Land at 14 Beacon Bottom, Park Gate	+	0	-	+	++	++	0	++	0	0	+
1360	Land at Beacon Bottom, Park Gate	++	0	-	+	++	++	0	+/-	0	0	++
3051	Land at Hunts Pond Road, Titchfield Common	++	0	-	+	++	++	0	+/-	0	0	++
1998	Land at Pinks Hill (south-east part), Fareham	++	+/-	+	+	++	+/-	+/-	-	0	0	+
1352	Land at Pinks Hill, Wallington (north-west part), Fareham	++	+/-	+	+/-	+	+/-	+/-	-	0	0	-
27	Land at Military Road, Fareham	++	+/-	+	+	++	+/-	+/-	-	0	0	+
324	Land at North Wallington and Standard Way, Fareham	++	0	+	+	++	-	-	-	0	0	-
3032	Moraunt Drive (south of Tattershall Cresc.), Portchester	++	0	--	+/-	+	++	+/-	++	0	0	-

# High Level Assessment

## Strategic Housing Option 2F

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, greenfield sites at Cranleigh Road (which is currently subject to a s78 appeal), Romsey Avenue and Portchester Downend, and a number of urban fringe sites around Swanwick Station, Titchfield Common, Funtley and Wallington which help to address the lack of a 5-year housing land supply.

With both cluster and early delivery sites, this Development Strategy:

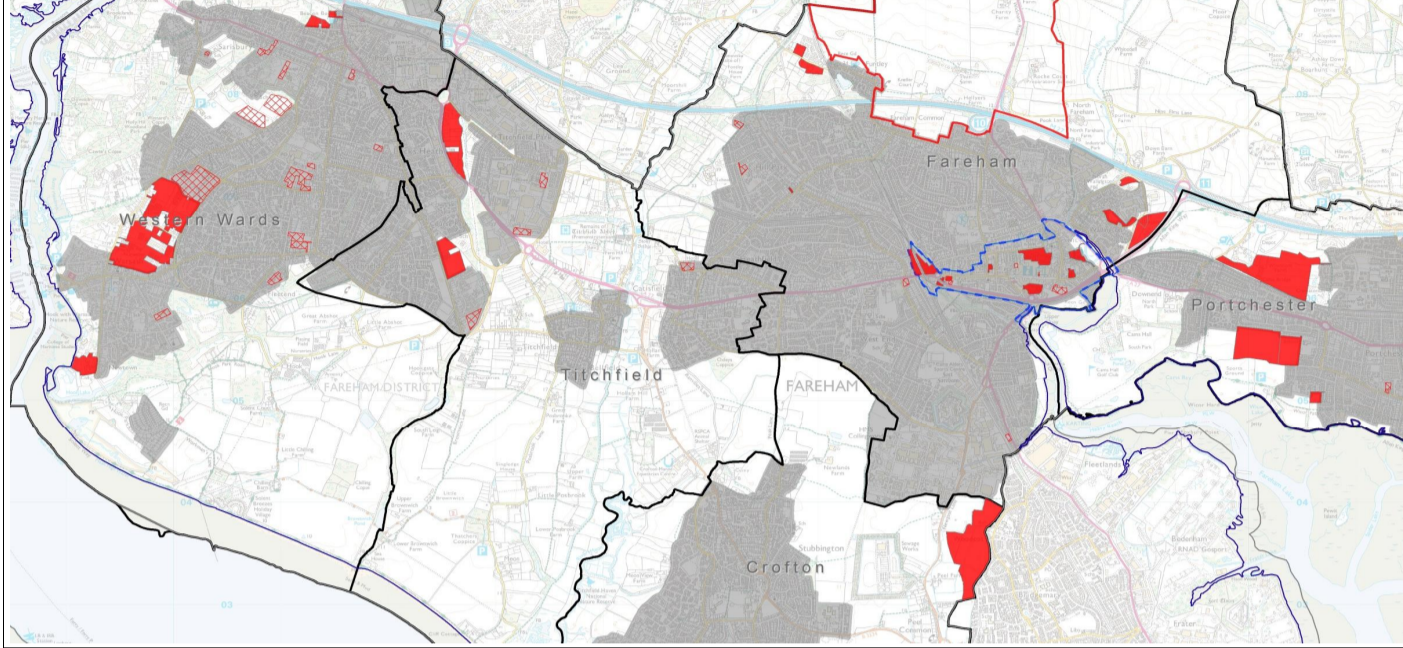
- Improves early and overall housing delivery by diversifying site supply;
- By allocating smaller sites, it improves the likelihood of early delivery and ensuring a 5-Year Housing Land Supply (5YHLS);
- By allocating cluster sites, it further assists the 5YHLS position and ensures continued development over the medium-term of the Plan period; and
- Welborne/Regeneration sites will aid delivery throughout the medium to long-term Plan period.

This range of sites offers:

- Different sizes of site, in accordance with the Housing White Paper;
- A more diverse range of sites, and potentially a broader range of housing products;
- Both brown-field and green-field locations; and
- Contributes to the housing land supply within both the Portsmouth Housing Market Area and the Southampton Housing Market Area.

Overall the Development Strategy:

- Still prevents coalescence of settlements and uncontrolled urban sprawl;
- Contributes greatly to place-making and sustainability in line with national policy (recognising the need for early delivery and overall requirements until 2036); and
- Protects the Borough's strategic gaps and proposes development in the more sustainable locations.



Strategic Option 2F	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
21: Fareham Town Centre - Regeneration & Intensification	577
3088: Warsash Maritime Academy	100
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3133: Greenfield Cluster 3 - Newgate Lane South	475
3030: Land East of Downend Road, Portchester	350
3014: Cranleigh Road, Portchester	120
207: Romsey Avenue, Portchester	228
3032: Moraunt Drive, Portchester	49
3105: Funtley Road North, Fareham	23
3121: Funtley Road South, Fareham	55
1360: Beacon Bottom West, Park Gate	30
3049: Beacon Bottom East, Park Gate	5
3023: 69 Botley Road, Park Gate	24
3051: Land at Hunts Pond Road, Titchfield Common	38
1998: Land at Pinks Hill, Fareham	80
1352: Land at Pinks Hill, Fareham	17
27: Military Road, Fareham	26
324: North Wallington Rd and Standard Way	21
1056: Hampshire Rose Fareham	18
<b>Sub-Total</b>	<b>7,391</b>

		SEA Objective
No.	SEA Objective	Commentary
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be met.
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre and at Wallington. Overall effect will be dependant on the scale, massing and design of development.
3	To conserve and enhance the character of the landscape	Several neutral or positive effects predicted at the site level, particularly for sites in Fareham Town Centre and those assessed as having high development capacity in the landscape study (e.g. in the Warsash - Greenaway Lane cluster and around Wallington) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth cluster and around Swanwick station were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. However, the urban fringe sites at Funtley Road, Park Gate, Titchfield Common and all of the Newgate Lane South sites (plus Warsash Maritime Academy and Moraunt Drive) are constrained by lower development potential and will require a scheme of exceptional design quality. Overall, mixed effects are predicted over the long term.
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes, although the urban fringe sites at Funtley Road and Newgate Lane South are less sustainably located. Significant positive effect predicted.
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at sites 3130, 1998, 1352 and 27 will require specific layout and design measures to mitigate the effects of onsite historic landfills and SP21, and nearby M27.
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster and around Swanwick station. However, for the most part this option successfully avoids sites with features of known ecological value on site. The schemes for sites 3121 and 3088 should aim to avoid losses of priority habitat or impacts to the adjacent nature conservation sites. Site 324 is believed to be entirely comprised of coastal floodplain grazing marsh priority habitat, so delivering this site without long term ecological impacts will be problematic.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution. Development of sites around Wallington is most likely to result in long term negative effects due to the good quality of soils and potential for agricultural productivity in this area, underlying minerals deposits and the SP2 - project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to public accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The plan should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane, and at Wallington, while opportunities to offset the partial loss at Commodore Park (Moraunt Drive) should also be explored.

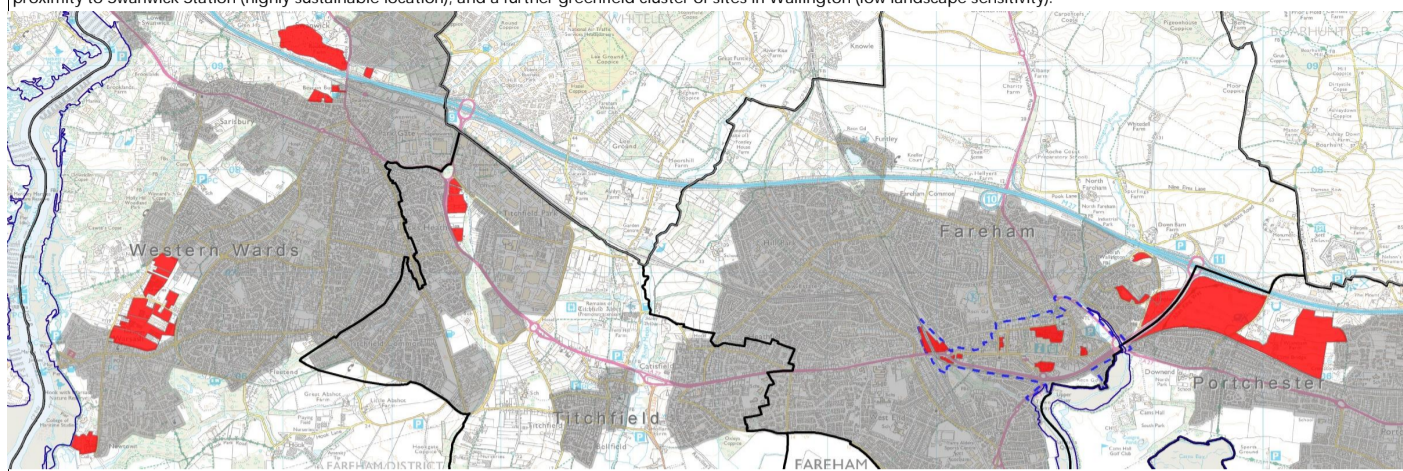
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

# High Level Assessment

## Strategic Housing Option 3A

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes appeal for Cranleigh Road is won.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, a cluster of small sites in close proximity to Swanwick Station (highly sustainable location), and a further greenfield cluster of sites in Wallington (low landscape sensitivity).



Strategic Option 3A	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3117: Land at Rookery Farm, Botley Road, Swanwick	75
3023: 69 Botley Road, Park Gate	24
3049: Beacon Bottom East, Park Gate	5
1360: Beacon Bottom West, Park Gate	30
3103: Land at Rookery Avenue, Swanwick	16
1998: Land at Pinks Hill	80
1352: Land at Pinks Hill (small)	17
27: Military Road, Wallington	26
324: North Wallington Rd and Standard Way	21
<b>Sub-Total</b>	<b>6,943</b>

## SEA Objective

ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
	Warsash Greenaway Lane cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
	Segensworth cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
	Portchester Downend cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
	Swanwick Station cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3117	Land at Rookery Farm, Botley Road, Swanwick	++	0	+	+	++	+/-	+/-	-	0	0	++
3023	Land west of 69 Botley Road	++	0	-	+	++	++	+/-	+/-	0	0	+
3049	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+
1360	Land at Beacon Bottom	++	0	-	+	++	++	0	+/-	0	0	++
3103	Land at Rookery Avenue / 112 Botley Road	+	0	+	+	++	+/-	0	+/-	0	0	+
	Wallington cluster	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1998	Land at Pinks Hill (south-east part)	++	+/-	+	+	++	+/-	+/-	--	0	0	+
1352	Land at Pinks Hill, Wallington (north-west part)	++	+/-	+	+/-	+	+/-	+/-	--	0	0	-
27	Land at Military Road	++	+/-	+	+	++	+/-	+/-	-	0	0	+
324	Land at North Wallington and Standard Way	++	0	+	+	++	-	-	--	0	0	-

No.	SEA Objective	Commentary
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be met.
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre and at Wallington. Overall effect will be dependant on the scale, massing and design of development.
3	To conserve and enhance the character of the landscape	Largely neutral or positive effects at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth, Portchester Downend and Swanwick Station clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. The Warsash Maritime Academy site will require a scheme of exceptional design quality to overcome landscape constraints. Overall, significant positive effects are predicted over the long term.
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes. Significant positive effect predicted.
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at Rookery Farm/Avenue (Swanwick) and the Portchester Downend cluster will require specific layout and design measures to address the adjacent M27, with the latter also needing to mitigate the effects of onsite historic landfills and SPZ1. Sites in the Wallington cluster will all need to take account of potential impacts to the SPZ, while site 324 will also need to address the effects of the nearby M27.
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster and some of those close to Swanwick Station. However, for the most part this option successfully avoids sites with features of known ecological value on site. The Warsash Maritime Academy scheme should aim to avoid losses of priority habitat or impacts to the adjacent SINC/LNR/SSSI/SAC/SPA/Ramsar. Site 324 is believed to be entirely comprised of coastal floodplain grazing marsh priority habitat, so delivering this site without long term ecological impacts will be problematic.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution. Development of sites in the Wallington cluster are most likely to result in long term negative effects due to the quality of agricultural land in this area, underlying minerals deposits and the SPZ - project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to publicly accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The LPR should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane, and at Wallington.

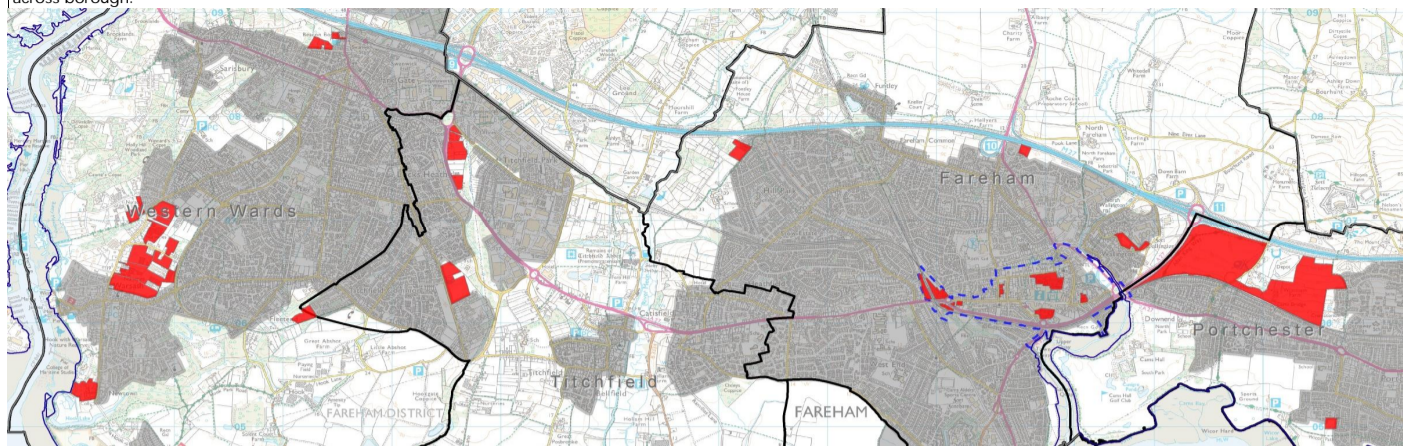
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

# High Level Assessment

## Strategic Housing Option 3B

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes appeal for Cranleigh Road is won.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, and a spread of urban fringe sites across borough.



Strategic Option 3B	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre & Warsash Maritime Academy	677
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3052: Land to the East of Furze Court, Wickham Road	13
27: Military Road, Wallington	26
3032: Moraunt Drive, Portchester	49
3051: Hunts Pond Road, Titchfield Common	38
3118: Land at Hope Lodge	41
3036: Land West of Sovereign Crescent	49
3050: Land at Brook Avenue	49
3023: 69 Botley Road, Park Gate	24
3049: Beacon Bottom East, Park Gate	5
1360: Beacon Bottom West, Park Gate	30
<b>Sub-Total</b>	<b>6,973</b>

		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2932	280-282 (UTP), 286 (Church) & 288 (Bruttons Solicitors) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3063	Trinity Street Car Park, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Portchester Downend cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
Site name		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
27	Land at Military Road	++	+/-	+	+	++	+/-	+/-	-	0	0	+
Urban Fringe sites		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3052	Land to the East of Furze Court, Wickham Road	++	0	--	-	+/-	-	0	--	0	0	-
3032	Moraunt Drive (south of Tattershall Cresc.), Portchester	++	0	--	+/-	+	++	+/-	++	0	0	-
3051	Land at Hunts Pond Road, Titchfield	++	0	-	+	++	++	0	+/-	0	0	++
3118	Land at Hope Lodge, Fareham	++	0	--	++	++	+/-	+/-	+/-	0	0	+
3036	Land west of Sovereign Crescent, Titchfield Common	++	0	--	+/-	+	+/-	-	+/-	0	0	++
3023	Land west of 69 Botley Road	++	0	-	+	++	++	+/-	+/-	0	0	+
3049	Land at 14 Beacon Bottom	+	0	-	+	++	++	0	++	0	0	+
1360	Land at Beacon Bottom	++	0	-	+	++	++	0	+/-	0	0	++
3050	Land at Brook Avenue	++	0	+	+/-	+	++	+/-	+/-	0	0	+
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be met.										
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre. Overall effect will be dependant on the scale, massing and design of development.										
3	To conserve and enhance the character of the landscape	Several neutral or positive effects predicted at the site level, particularly for sites assessed as having high development capacity in the landscape study (e.g. those in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth and Portchester Downend clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. However, four of the urban fringe sites (plus Warsash Maritime Academy) are constrained by low development potential and will require a scheme of exceptional design quality, while almost none are unconstrained. Overall, mixed effects are predicted over the long term.										
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes, although the urban fringe site at Wickham Road is less sustainably located. Significant positive effect predicted.										
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.										
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at the Portchester Downend cluster and sites 27, 3052, 3118 and 3036 will require specific layout and design measures to mitigate the effects of onsite historic landfills and SPZ1, and nearby M27.										
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SIN, other than those in the Segensworth cluster and some urban fringe sites. However, for the most part this option successfully avoids sites with features of known ecological value on site. The schemes for sites 3036 and 3088 should aim to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.										
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution.										
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.										
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.										
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to publicly accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The LPR should consider measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane.										

Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects



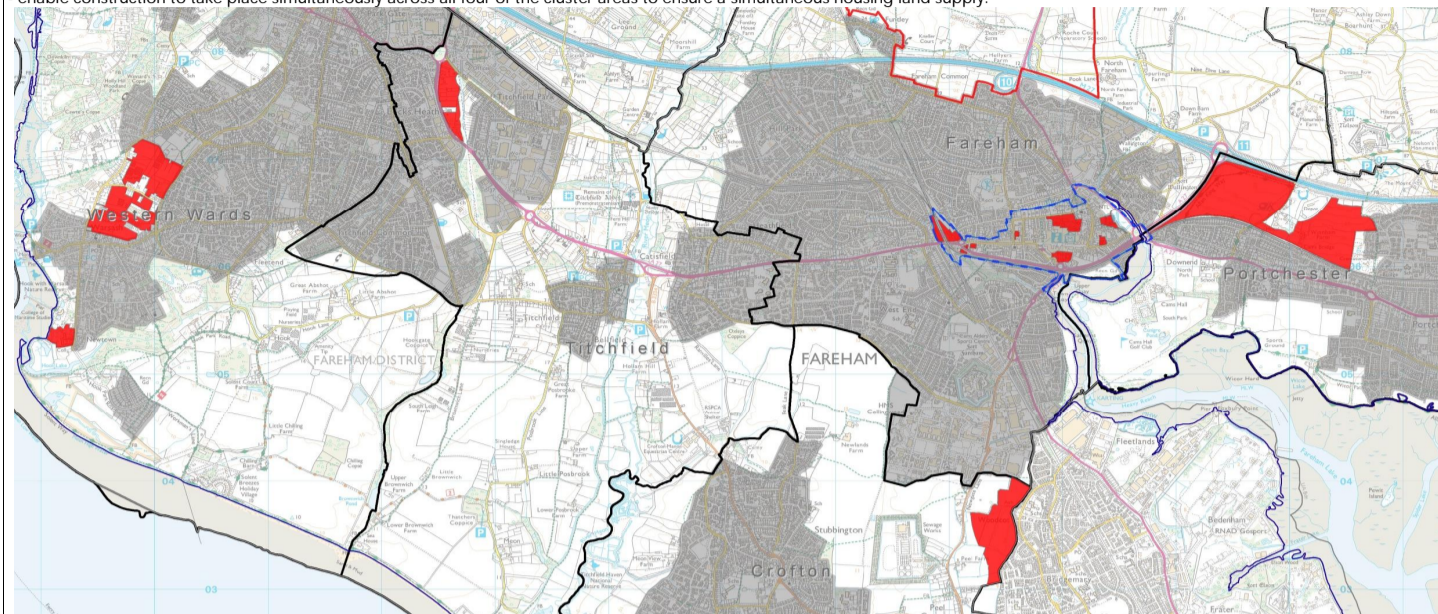
# High Level Assessment

## Strategic Housing Option 3C

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes appeal for Cranleigh Road is won.

- Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 4 greenfield cluster areas. This approach aims to:
- minimise the spread of separate greenfield site releases, by focusing development into 'urban-edge' cluster locations. This enables the allocations to benefit from the proximity of existing services within the adjoining urban areas;
  - maximise the use and effectiveness of infrastructure contributions (CIL/s106);
  - focus development in areas of lower landscape sensitivity (the landscape around the Newgate Lane cluster is currently of higher sensitivity, however, delivery of the new Newgate Lane relief road will reduce the existing landscape sensitivity of this locality);
  - focus development in areas of lower ecological sensitivity;
  - contribute to the housing land supply within both the Portsmouth Housing Market Area (Portchester Downend and Newgate Lane South) and the Southampton Housing Market Area (Segensworth and Warsash); and
  - enable construction to take place simultaneously across all four of the cluster areas to ensure a simultaneous housing land supply.

Strategic Option 3C	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
Fareham Town Centre	577
3088: Warsash Maritime Academy	100
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3127: Greenfield Cluster 3 - Portchester Downend	817
3133: Greenfield Cluster 4 - Newgate Lane South	475
<b>Sub-Total</b>	<b>7,124</b>



		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
87	280-282 (UTP) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	-
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2826	Lysses Car Park, Fareham	++	+/-	0	++	+/-	+	+/-	+	0	+	++
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Portchester Downend cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3009	Land at Downend Road, Portchester	++	+/-	-	++	++	--	+/-	--	0	0	++
Newgate Lane South cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3002	Land East of Newgate Lane South (A), Fareham	++	0	--	-	+/-	++	0	-	0	0	-
3028	Copps Field, East of Newgate Lane, Fareham	++	0	--	+/-	+	++	+/-	+/-	0	0	+
3057	Land east of Newgate Lane, Fareham	++	0	--	+/-	+	++	+/-	+/-	0	0	+
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the short and long term. Most site yields likely to exceed the threshold for affordable housing contributions and overall housing requirement likely to be met.										
2	To conserve and enhance built and cultural heritage	Largely neutral effects at the site level, but with a number of uncertainties in relation to sites in close proximity to a conservation area, listed building or other feature of historical importance - particularly in Fareham Town Centre. Overall effect will be dependant on the scale, massing and design of development.										
3	To conserve and enhance the character of the landscape	Largely neutral or positive effects at the site level for sites in Fareham Town Centre and those assessed as having high development capacity in the landscape study (e.g. in the Warsash - Greenaway Lane cluster) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Sites in the Segensworth and Portchester Downend clusters were still considered to have moderate development capacity, and so the nature of effects in these locations will be dependant on the scale, massing and design of development. However, all of the Newgate Lane South sites (plus Warsash Maritime Academy) will require a scheme of exceptional design quality to overcome landscape constraints. Overall, mixed effects are predicted over the long term.										
4	To promote accessibility and encourage travel by sustainable means	Majority of sites are sustainably located which will improve accessibility and encourage travel by sustainable modes, although the site at Newgate Lane South is less sustainably located. Significant positive effect predicted.										
5	To minimise carbon emissions and promote adaptation to climate change	Majority of sites will help to encourage travel by sustainable modes and/or are located in areas of low flood risk. The Warsash Maritime Academy scheme will need to avoid development within the flood zone and demonstrate that there is no increased risk to life/property in the CCMA. Overall, significant positive effects are predicted over the short and long term.										
6	To minimise air, water, light and noise pollution	Predominantly positive effects predicted for receptors sensitive to sources of pollution. However, development at the Portchester Downend cluster will require specific layout and design measures to mitigate the effects of on-site historic landfills and SPZ1, and adjacent M27.										
7	To conserve and enhance biodiversity	Majority of sites could lead to significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar, SSSI or SINC, other than those in the Segensworth cluster. However, for the most part this option successfully avoids sites with features of known ecological value on site. The Warsash Maritime Academy scheme should aim to avoid losses of priority habitat or impacts to the adjacent SINC/LNR/SSSI/SAC/SPA/Ramsar.										
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	A range of spatially specific, mixed effects are predicted for this objective. Sites within the existing urban areas are largely expected to result in positive effects for the protection of natural resources by reducing development pressure on countryside sites with greater potential value for agriculture or minerals extraction, but greenfield allocations are likely to lead to some loss of these resources. Sites around the SPZ north-east of Fareham will require specific measures to prevent groundwater pollution.										
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Largely neutral effects at the site level because all sites listed in this option are primarily for new residential development, although short term positive effects via local employment and purchasing during the construction stage are possible.										
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Largely neutral effects at the site level, but Fareham Town Centre sites are likely to increase footfall, potentially improving vitality and viability of the centre.										
11	To create a healthy and safe community	Although none of the site proposals include specific provision of health facilities, most sites are reasonably well located in relation to publicly accessible greenspace while regeneration of brownfield sites may help to improve the perception of public safety. Significant positive effect predicted. The plan should promote measures to increase accessibility to open space in the Warsash - Greenaway Lane cluster, particularly around Brook Lane.										

Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

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# **Appendix I: High Level Assessment – Strategic Employment Alternatives (2017 Draft Plan)**

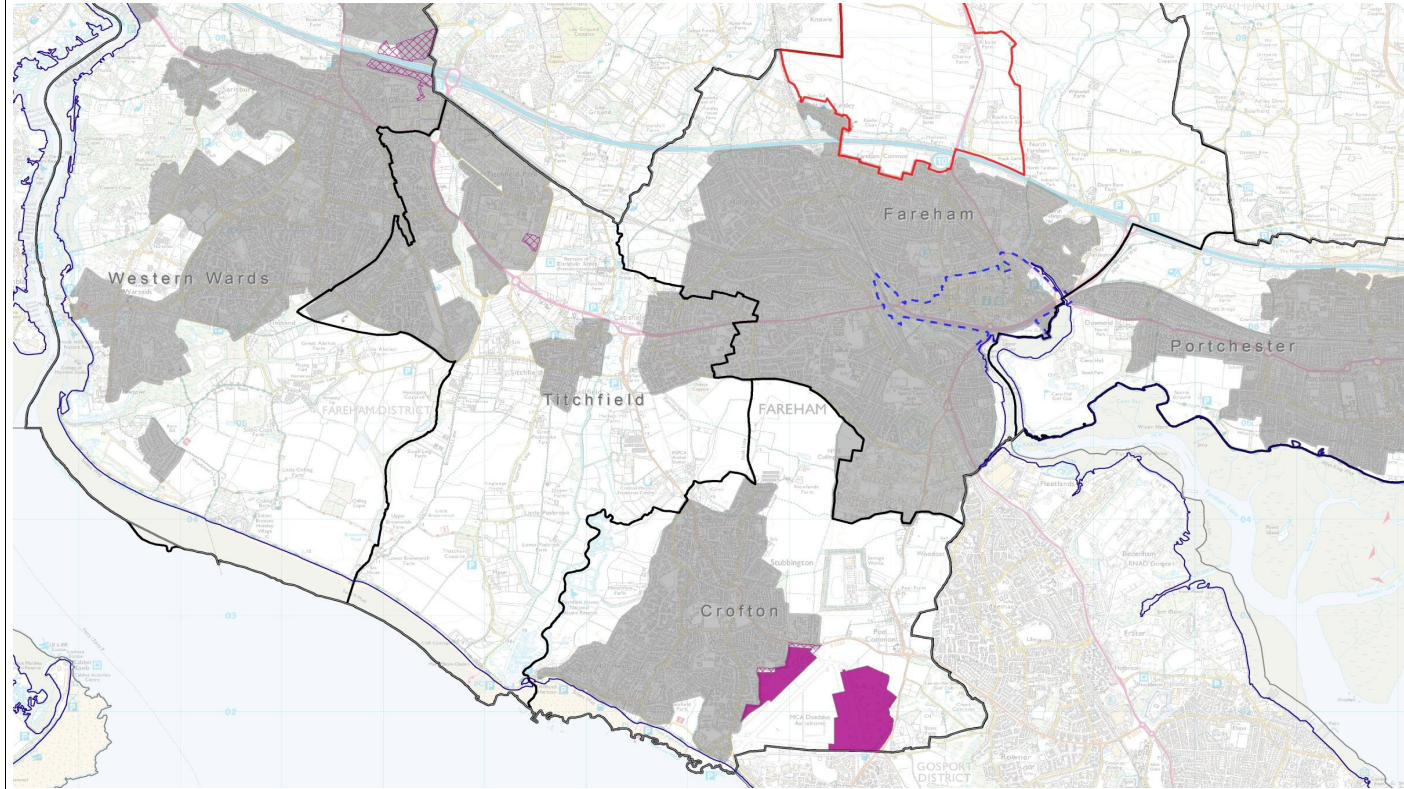
Please see following pages.

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# High Level Assessment

## Strategic Employment Option 4

Option is based on retaining all existing allocations, with intensification & extension of Daedalus.



Strategic Employment Option 4		Quantum (m <sup>2</sup> )
<b>ID Existing allocations</b>		
172	Daedalus	42,000
2850	Solent 2, Whiteley	23,500
2993	Little Park Farm	11,200
2001	Midpoint 27, Cartwright Drive - Welborne	4,700
		35,000
<b>ID New allocations</b>		
3113, 3114	Daedalus - Extensions	23,100
<b>Total floorspace</b>		<b>139,500</b>

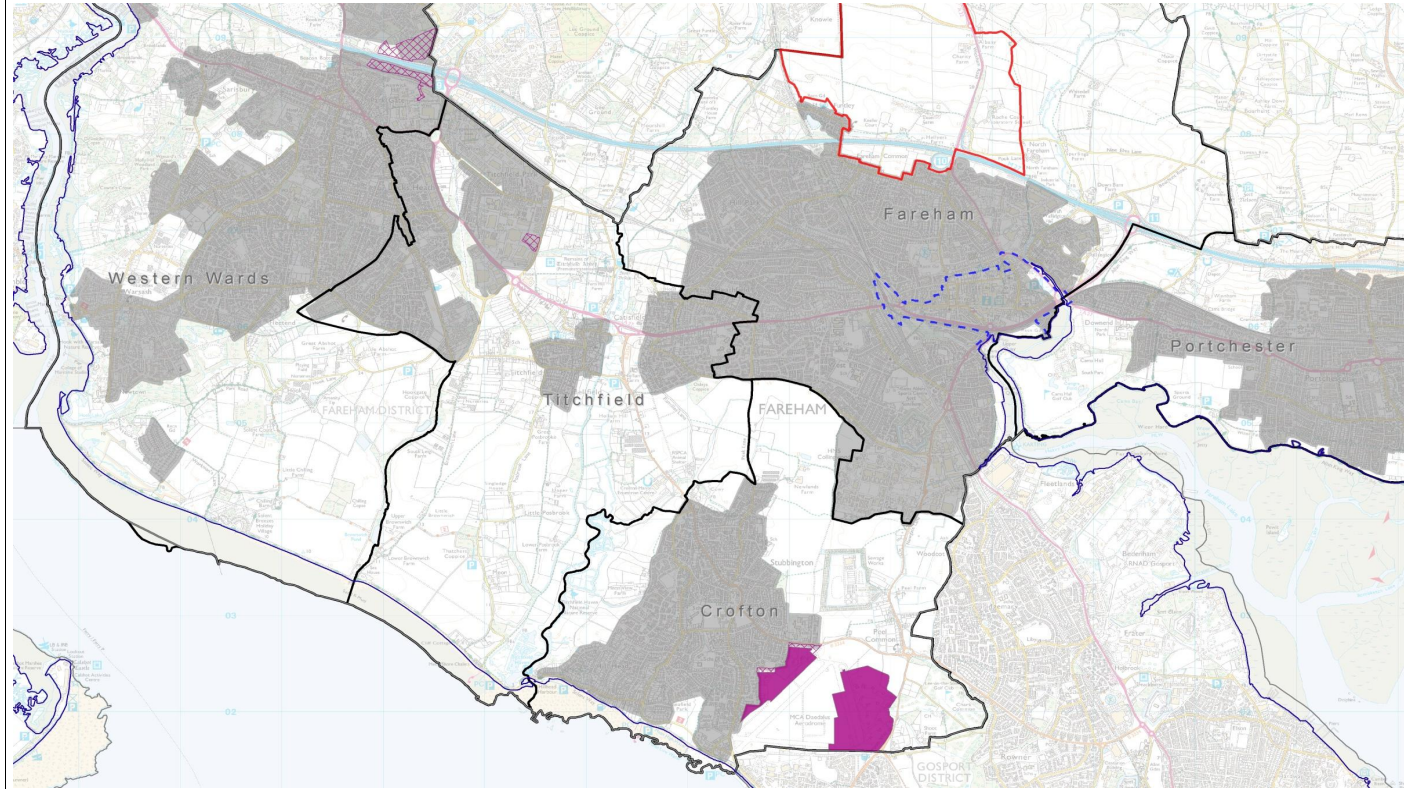
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

		SEA Objective										
ID	Site name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3113	Daedalus East (Faraday) - Extended	0	+/-	+/-	-	+/-	++	+/-	+/-	++	0	0
3114	Daedalus West (Swordfish) - Extended	0	+/-	0	+	++	++	+/-	++	++	0	+
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Neutral - no provision for residential development within the employment allocations.										
2	To conserve and enhance built and cultural heritage	Together the proposed allocations at Daedalus contain 20 unlisted historic buildings and a large part of the HMS Daedalus Airfield HCC Archaeology Yellow Alert. The plan should require development proposals for new and intensified employment uses to maximise compatibility with these features, incorporating them into the fabric of development where possible, and be informed by adequate assessment, interpretation and protection of valuable historic assets. Overall effect will be dependant on the scale, massing and design of development.										
3	To conserve and enhance the character of the landscape	Neither Daedalus allocation is within an area of constrained landscape capacity - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. However, Daedalus East is adjacent to Woodcot - Alver Valley LCA 8.2c, an area of high landscape sensitivity and low development capacity. The scale, massing and form of development proposals will need to account for this with a design of appropriate quality to overcome landscape constraints.										
4	To promote accessibility and encourage travel by sustainable means	Daedalus West has good accessibility, being close to Stubbington/Hill Head, but Daedalus East is more isolated. Planned improvements to the transport network may help to alleviate this, but could also further encourage reliance on non-sustainable modes.										
5	To minimise carbon emissions and promote adaptation to climate change	Both sites are located in areas of low flood risk, but Daedalus East has limited accessibility by sustainable transport. Mixed effects are predicted over the long term.										
6	To minimise air, water, light and noise pollution	Both sites are unconstrained by sources of or receptors sensitive to pollution.										
7	To conserve and enhance biodiversity	Potential for significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar and SSSI. However, there are no known features of ecological value within or adjacent to either site.										

# High Level Assessment

## Strategic Employment Option 4

Option is based on retaining all existing allocations, with intensification & extension of Daedalus.



Strategic Employment Option 4		Quantum (m <sup>2</sup> )
<b>ID Existing allocations</b>		
172 Daedalus		42,000
2850 Solent 2, Whiteley		23,500
2993 Little Park Farm		11,200
2001 Midpoint 27, Cartwright Drive - Welborne		4,700 35,000
<b>ID New allocations</b>		
3113, 3114 Daedalus - Extensions		23,100
<b>Total floorspace</b>		<b>139,500</b>

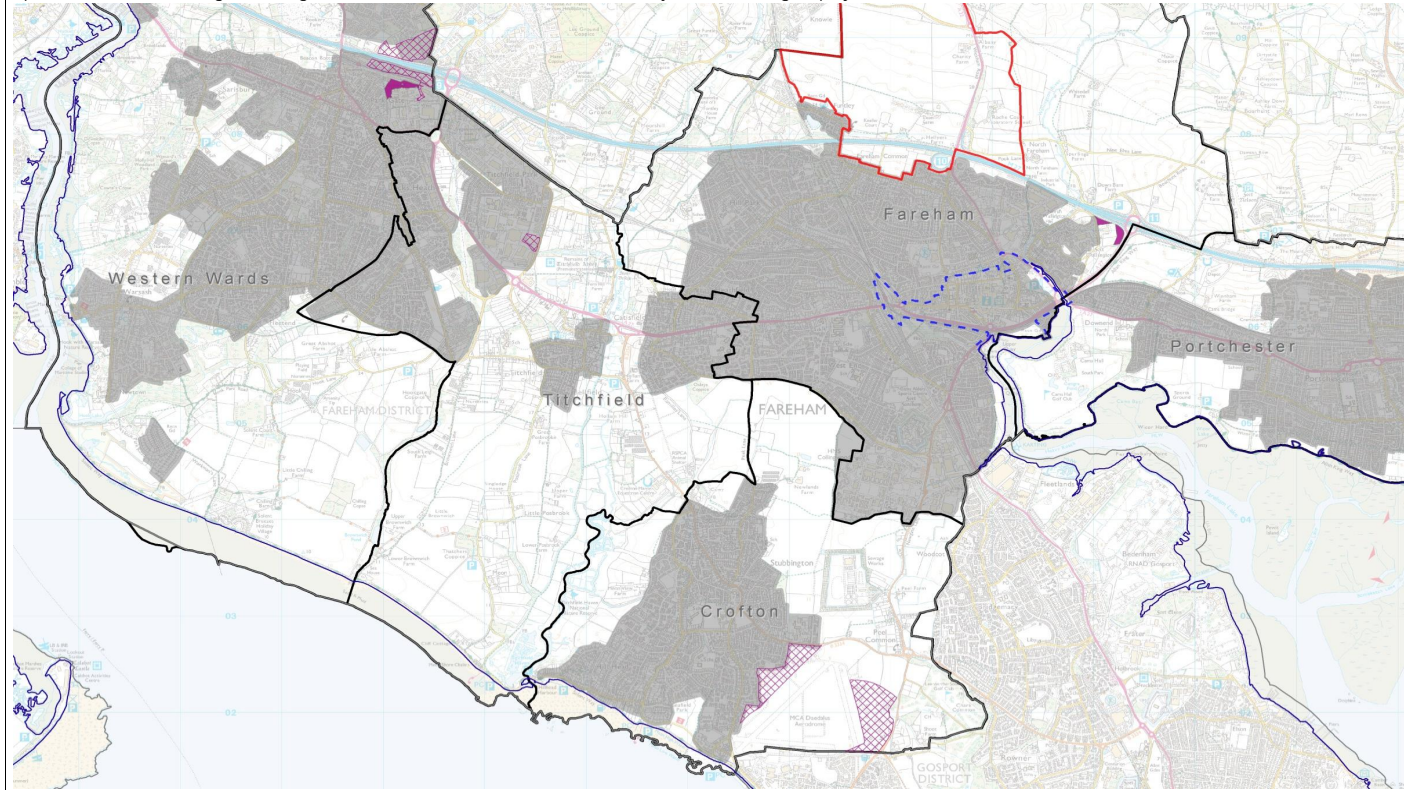
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

SEA Objective		
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Daedalus East contains large areas which overlie safeguarded minerals deposits, and a small section is of Grade 3a agricultural land which could be lost or sterilised by development. Daedalus is unconstrained by the presence of natural resources.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Significant positive effect predicted over the medium to long term.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Neutral - not within nor likely to compete with existing centres.
11	To create a healthy and safe community	Neutral in relation to the employment allocations, but it is noted that Daedalus West includes land allocated for open space and allotments.

# High Level Assessment

## Strategic Employment Option 5

Option is based on retaining all existing allocations, with new small scale allocations adjacent to existing employment areas.



Strategic Employment Option 5		Quantum (m <sup>2</sup> )
<b>ID Existing allocations</b>		
172 Daedalus		42,000
2850 Solent 2, Whiteley		23,500
2993 Little Park Farm		11,200
2001 Midpoint 27, Cartwright Drive - Welborne		4,700
		35,000
<b>ID New allocations</b>		
20 Standard Way, Wallington		2,500
3054 Segensworth South extension		8,000
3034 Land rear of WTS, Wallington		4,000
<b>Total floorspace</b>		<b>130,900</b>

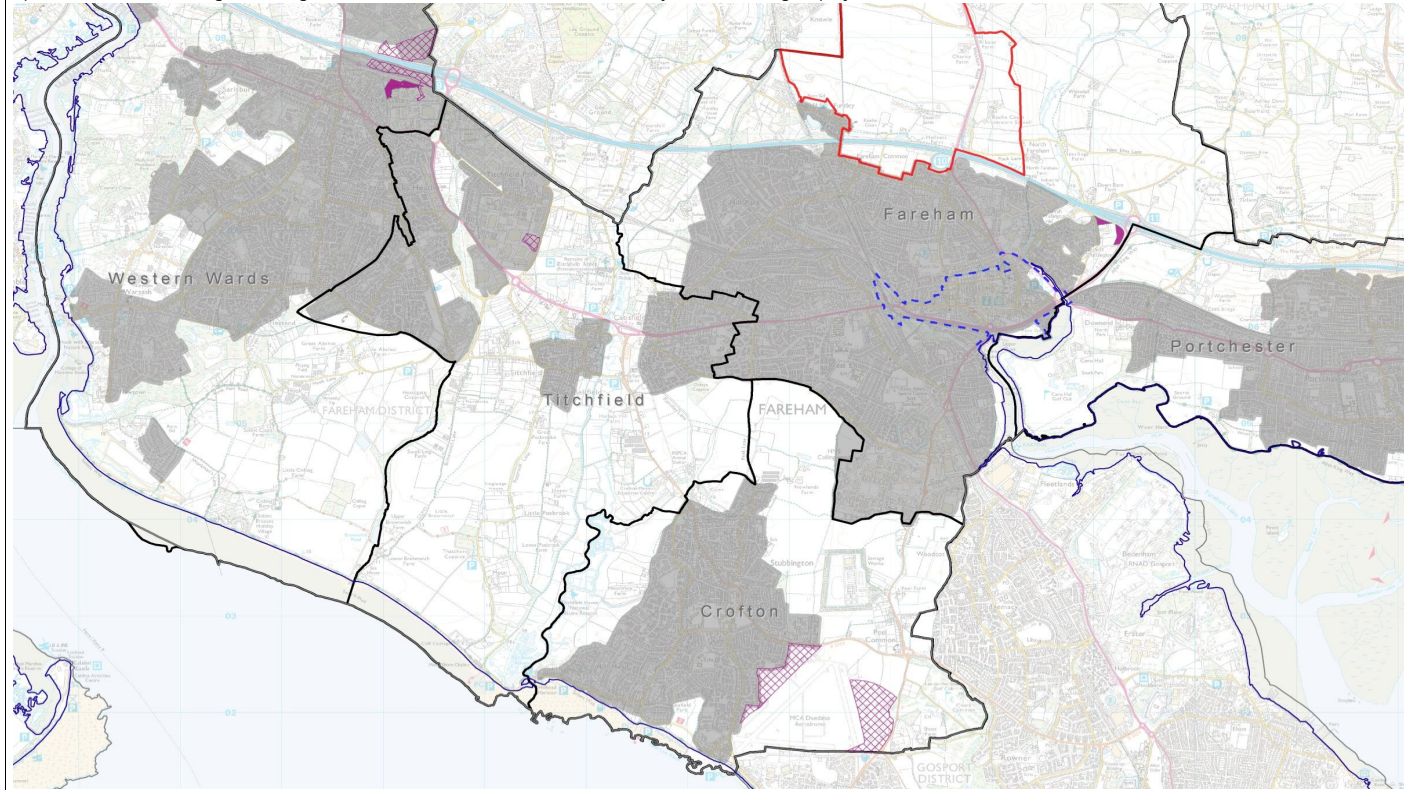
Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

		SEA Objective										
ID	Site name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
20	Land at Standard Way, Wallington	0	0	+	-	+/-	+/-	-	--	+	0	0
3034	Land rear of Waste Transfer Station, Military Road, Wallington	0	0	+	-	+/-	+/-	+/-	--	+	0	0
3054	Land at Segensworth West, Telford Way, Fareham	0	0	0	+	++	++	+/-	+/-	++	0	0
No.	SEA Objective	Commentary										
1	To provide good quality and sustainable housing for all	Neutral - no provision for residential development within the employment allocations.										
2	To conserve and enhance built and cultural heritage	Neutral - no known heritage features on site or adjacent.										
3	To conserve and enhance the character of the landscape	Neutral or positive effects at the site level, particularly for sites assessed as having high development capacity in the landscape study (sites 20 and 3034) - allocation of these sites for development will help to reduce development pressure in other, more sensitive parts of the borough. Site 3054 is in the urban area dominated by employment land uses and is also unconstrained in landscape terms. Significant positive effects are predicted over the long term.										
4	To promote accessibility and encourage travel by sustainable means	Site 3054 has good accessibility, being in an employment area and close to Swanwick rail station, but sites 20 and 3034 are more isolated in relation to sustainable transport modes. Mixed effects are predicted over the long term.										
5	To minimise carbon emissions and promote adaptation to climate change	All three sites are located in areas of low flood risk, but the Wallington sites have limited accessibility by sustainable transport. Mixed effects are predicted over the long term.										
6	To minimise air, water, light and noise pollution	Site 3054 is unconstrained by receptors sensitive to sources of pollution, but development at the Wallington sites will need to take account of potential impacts to the SPZ. Although no residential development is proposed, specific layout and design measures to mitigate the effects of the adjacent M27 should also be considered.										

# High Level Assessment

## Strategic Employment Option 5

Option is based on retaining all existing allocations, with new small scale allocations adjacent to existing employment areas.



Strategic Employment Option 5		Quantum (m <sup>2</sup> )
<b>ID Existing allocations</b>		
172 Daedalus		42,000
2850 Solent 2, Whiteley		23,500
2993 Little Park Farm		11,200
2001 Midpoint 27, Cartwright Drive		4,700
- Welborne		35,000
<b>ID New allocations</b>		
20 Standard Way, Wallington		2,500
3054 Segensworth South extension		8,000
3034 Land rear of WTS, Wallington		4,000
<b>Total floorspace</b>		<b>130,900</b>

Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
---	Likely strong adverse effect
+/-	Uncertain/mixed effects

SEA Objective		
7	To conserve and enhance biodiversity	Potential for significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar and SSSI. However, there are no known features of ecological value within or adjacent to sites 3034 or 3054. Site 20 is believed to be almost entirely comprised of coastal floodplain grazing marsh priority habitat, so delivering this site without long term ecological impacts will be problematic.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Development of sites at Wallington (20 and 3034) are most likely to result in long term negative effects due to the quality of agricultural land in this area, underlying minerals deposits and the SPZ - project proposals will need to justify losses of BMV agricultural land and consider whether minerals can be extracted prior to construction while also incorporating measures to prevent groundwater pollution. Site 3054 is of lower agricultural quality but still contains safeguarded minerals deposits.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Significant positive effect predicted over the medium to long term.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Neutral - not within nor likely to compete with existing centres.
11	To create a healthy and safe community	Neutral - no provision for health or open space within the employment allocations.

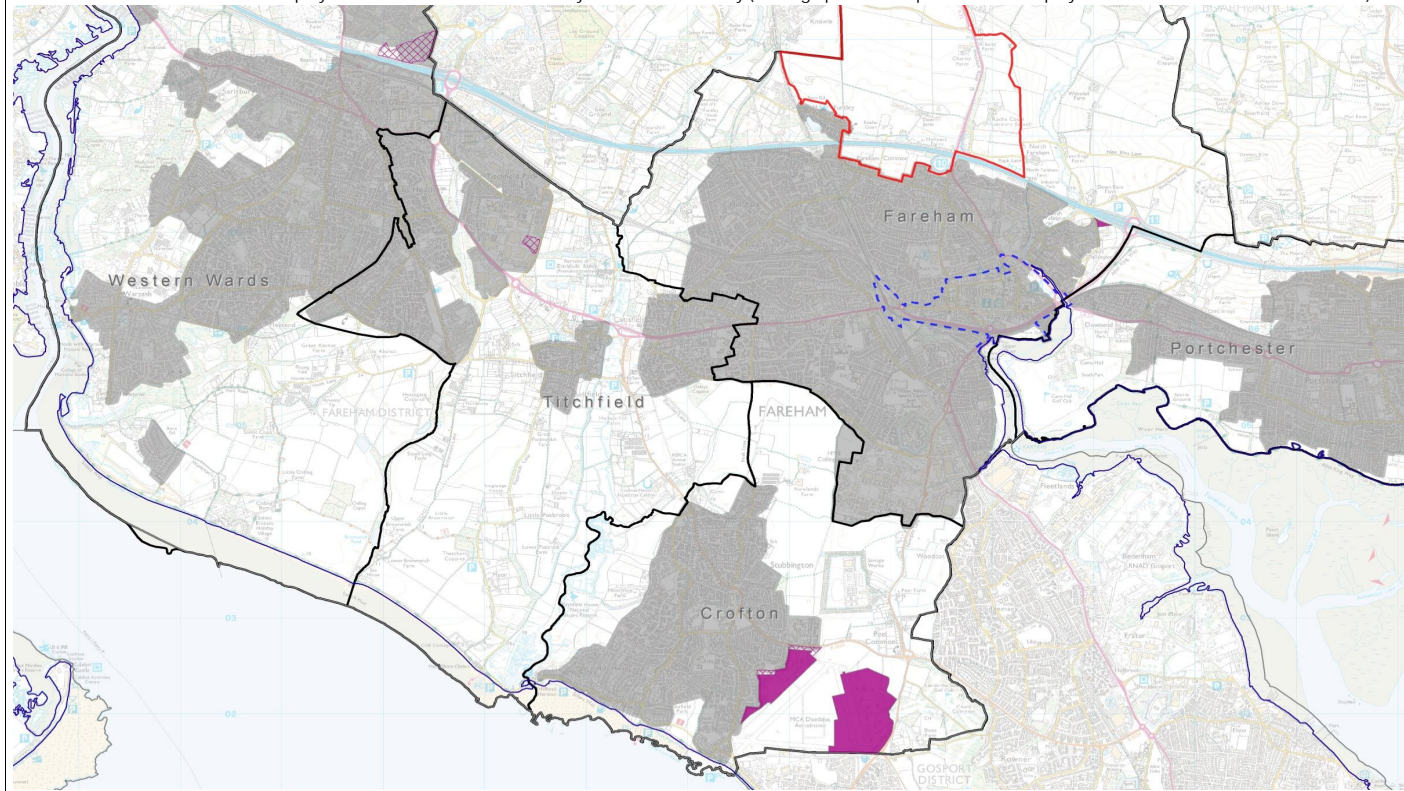


# High Level Assessment

## Strategic Employment Option 6

Option is based on intensification and expansion of Daedalus, complemented by a range of deliverable employment sites, including some retained allocations.

Little Park Farm not retained as an employment allocation due to uncertainty over its deliverability (although policies still permissive to employment uses if access issues are resolved).



Strategic Employment Option 6		Quantum (m <sup>2</sup> )
<b>ID Existing allocations</b>		
172 Daedalus		42,000
2850 Solent 2, Whiteley		25,000
2001 Midpoint 27, Cartwright Drive - Weiborne		4,700
		35,000
<b>ID New allocations</b>		
20 Standard Way, Wallington		2,000
3113 Daedalus East (Faraday)		40,000
3114 Daedalus West (Swordfish)		12,000
<b>Total floorspace</b>		<b>160,700</b>

Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

### SEA Objective

ID	Site name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
20	Land at Standard Way, Wallington	0	0	+	-	+/-	+/-	-	--	+	0	0
3113	Daedalus East (Faraday) - Extended	0	+/-	+/-	-	+/-	++	+/-	+/-	++	0	0
3114	Daedalus West (Swordfish) - Extended	0	+/-	0	+	++	++	+/-	++	++	0	+

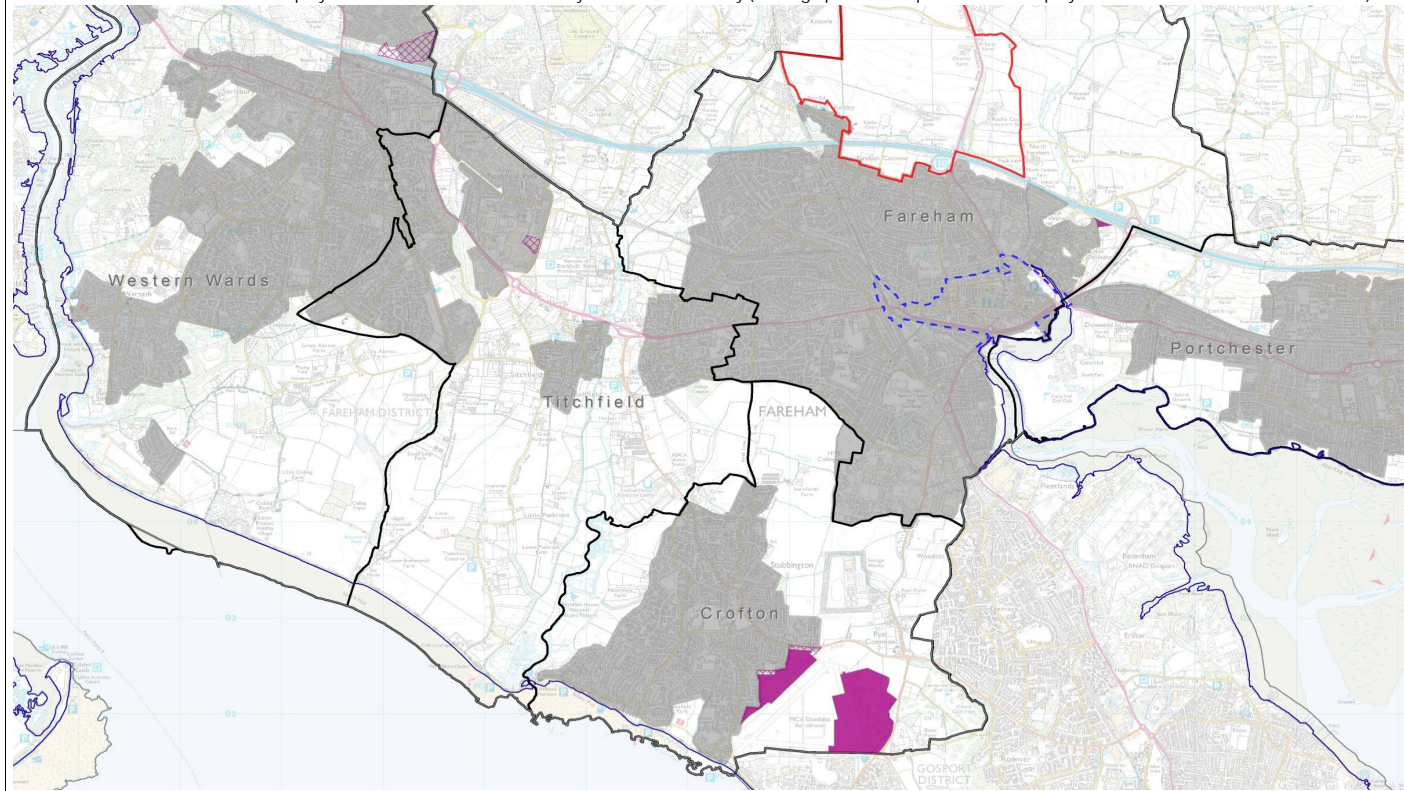
No.	SEA Objective	Commentary
1	To provide good quality and sustainable housing for all	Neutral - no provision for residential development within the employment allocations.
2	To conserve and enhance built and cultural heritage	There are no known heritage features within or adjacent to site 20. Together the proposed allocations at Daedalus contain 20 unlisted historic buildings and a large part of the HMS Daedalus Airfield HCC Archaeology Yellow Alert. The plan should require development proposals for new and intensified employment uses to maximise compatibility with these features, incorporating them into the fabric of development where possible, and be informed by adequate assessment, interpretation and protection of valuable historic assets. Overall effect will be dependant on the scale, massing and design of development.
3	To conserve and enhance the character of the landscape	Site 20 is assessed as having high development capacity in the landscape study, while neither Daedalus allocation is within an area of constrained landscape capacity - allocation of these sites will help to reduce development pressure in other, more sensitive parts of the borough. However, Daedalus East is adjacent to Woodcot - Alver Valley LCA 8.2c, an area of high landscape sensitivity and low development capacity. The scale, massing and form of development proposals will need to account for this with a design of appropriate quality to overcome landscape constraints. Overall, positive effects are predicted over the long term.
4	To promote accessibility and encourage travel by sustainable means	Daedalus West has good accessibility, being close to Stubbington/Hill Head, but Daedalus East and site 20 are more isolated in relation to sustainable transport modes. Planned improvements to the transport network may help to alleviate this, but could also further encourage reliance on non-sustainable modes.
5	To minimise carbon emissions and promote adaptation to climate change	All proposed sites are located in areas of low flood risk, but Daedalus East and site 20 have limited accessibility by sustainable transport. Mixed effects are predicted over the long term.

# High Level Assessment

## Strategic Employment Option 6

Option is based on intensification and expansion of Daedalus, complemented by a range of deliverable employment sites, including some retained allocations.

Little Park Farm not retained as an employment allocation due to uncertainty over its deliverability (although policies still permissive to employment uses if access issues are resolved).



Strategic Employment Option 6		Quantum (m <sup>2</sup> )
<b>ID Existing allocations</b>		
172 Daedalus		42,000
2850 Solent 2, Whiteley		25,000
2001 Midpoint 27, Cartwright Drive - Weiborne		4,700
		35,000
<b>ID New allocations</b>		
20 Standard Way, Wallington		2,000
3113 Daedalus East (Faraday)		40,000
3114 Daedalus West (Swordfish)		12,000
<b>Total floorspace</b>		<b>160,700</b>

Key	
++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-	Uncertain/mixed effects

### SEA Objective

6	To minimise air, water, light and noise pollution	Both Daedalus sites are unconstrained by sources of or receptors sensitive to pollution, but development at the Wallington site will need to take account of potential impacts to the SPZ. Although no residential development is proposed, specific layout and design measures to mitigate the effects of the adjacent M27 should also be considered.
7	To conserve and enhance biodiversity	Potential for significant ecological impacts due to proximity to designated sites such as SAC, SPA, Ramsar and SSSI. However, there are no known features of ecological value within or adjacent to either Daedalus site. Site 20 is believed to be almost entirely comprised of coastal floodplain grazing marsh priority habitat, so delivering this site without long term ecological impacts will be problematic.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Daedalus East contains large areas which overlie safeguarded minerals deposits, and a small section is of Grade 3a agricultural land which could be lost or sterilised by development. Daedalus West is unconstrained by the presence of natural resources. Development of site 20 is most likely to result in long term negative effects due to the quality of agricultural land in this area, underlying minerals deposits and the SPZ - project proposals will need to justify losses of BMV agricultural land and consider whether minerals can be extracted prior to construction while also incorporating measures to prevent groundwater pollution.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Significant positive effect predicted over the medium to long term.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Neutral - not within nor likely to compete with existing centres.
11	To create a healthy and safe community	Neutral in relation to the employment allocations, but it is noted that Daedalus West includes land allocated for open space and allotments.

## **Appendix J: High Level Assessment – Publication and Revised Publication Local Plan Policies**

Please see following pages.

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Fareham Local Plan Revised Publication Local Plan Proposed Policies		SEA Objectives											
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	
	<b>ID</b>	<b>Strategic Policies</b>											
	<b>DS1</b>	Development in the Countryside	0	0	++	+	0	0	+	++	+	+	0
	<b>DS2</b>	Development in Strategic Gaps	0	0	++	0	0	0	+	+	0	0	+
	<b>DS3</b>	Landscape	0	+	++	0	0	0	+	0	0	0	0
		<b>Housing Need and Supply</b>											
	<b>H1</b>	Housing Provision	++	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+/-	+/-
	<b>HAx</b>	Housing Allocations and Fareham Town Centre Broad Location for Housing Growth (HA1 to HA56, FTC3-9, BL1)	++	+/-	+/-	+/-	+/-	+/-	+/-	+/-	0	+	+/-
		<b>Housing Policies</b>											
	<b>HP1</b>	New Residential Development	+	0	0	0	0	0	0	0	0	0	0
	<b>HP2</b>	New Small-Scale Development Outside the Urban Areas	+	0	0	0	0	0	0	0	0	0	0
	<b>HP3</b>	Change of Use to Garden Land	0	0	+	0	0	0	0	0	0	0	+
	<b>HP4</b>	Five-Year Housing Land Supply	+	0	0	0	0	0	0	0	0	0	0
	<b>HP5</b>	Provision of Affordable Housing	+	0	0	0	0	0	0	0	0	0	0
	<b>HP6</b>	Exceptions Sites	+	0	0	0	0	0	0	0	0	0	0
	<b>HP7</b>	Adaptable and Accessible Dwellings	+	0	0	0	0	0	0	0	0	0	0
	<b>HP8</b>	Older Persons' and Specialist Housing Provision	+	0	0	0	0	0	0	0	0	0	0
	<b>HP9</b>	Self and Custom Build Homes	+	0	0	0	0	0	0	0	0	0	0
	<b>HP10</b>	Ancillary Accommodation	+	0	0	0	0	0	0	0	0	0	0
	<b>HP11</b>	Gypsies, Travellers and Travelling Show People	+	0	0	0	0	0	0	0	0	0	0
	<b>HP12</b>	Development Proposals within Solent Breezes Holiday Park	0	0	0	0	0	0	0	0	+	0	+
		<b>Employment</b>											
	<b>E1</b>	Employment Land Provision	0	0	0	0	0	0	0	0	++	+	0
	<b>E2</b>	Faraday Business Park	0	--	+/-	-	+/-	++	-	+/-	++	0	+/-

Fareham Local Plan Revised Publication Local Plan Proposed Policies			SEA Objectives									
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
E3	Swordfish Business Park	0	--	0	+	++	++	-	+/-	++	0	++
E4	Solent 2	++	0	0	+/-	++	-	--	+/-	++	0	+
E4a	Land north of St Margaret's Roundabout	0	+/-	-	+	++	++	0	-	+	+	+
E4b	Land North of Military Road (rear of WTS), Wallington	0	0	+	-	+/-	+/-	+/-	--	+	0	0
E4c	Little Park Farm, Park Gate	0	+/-	0	+	++	-	+/-	-	+	+/-	++
E4d	Standard Way, Wallington	0	0	+	+/-	+/-	-	-	--	+	0	-
E5	Existing Employment Areas	0	0	0	0	0	0	0	0	++	+	0
E6	Boatyards	0	0	0	0	0	0	0	0	0	0	0
E7	Solent Airport	0	0	0	0	0	0	0	0	0	0	0
<b>Retail and Community Facilities</b>												
R1	Retail Hierarchy and Protecting the Vitality and Viability of Centres	0	0	0	+	0	0	0	0	+	++	+
R2	Out-of-Town Proposals for Town Centre Uses	0	0	0	+	0	0	0	0	0	+	0
R3	Local Shops	0	0	0	0	0	0	0	0	0	+	0
R4	Community and Leisure Facilities	0	0	0	+	0	0	0	0	0	+	++
<b>Climate Change</b>												
CC1	Climate Change	+	0	0	+	+	0	+	+	0	0	+
CC2	Managing Flood Risk and Sustainable Drainage Systems	+	0	0	0	++	+	+	0	0	0	0
CC3	Coastal Change Management Areas	0	0	0	0	+	0	0	0	0	0	0
CC4	Renewable and Low Carbon Energy	+	0	0	0	++	0	0	0	+	0	0
<b>Natural Environment</b>												
NE1	Protection of Nature Conservation, Biodiversity and the Local Ecological Network	0	0	+	0	+	+	++	0	0	0	+
NE2	Biodiversity Net Gain	0	0	+	0	+	+	++	0	0	0	+

Fareham Local Plan Revised Publication Local Plan Proposed Policies			SEA Objectives										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
NE3	Recreational Disturbance on the Solent Special Protection Areas (SPAs)	0	0	0	0	0	0	0	++	0	0	0	0
NE4	Water Quality Effects on the Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar Sites of the Solent.	0	0	0	0	0	0	0	++	0	0	0	0
NE5	Solent Wader and Brent Goose Sites	0	0	0	0	0	0	0	++	0	0	0	0
NE6	Trees, Woodland and Hedgerows	0	+	+	0	+	+	++	0	0	0	0	+
NE7	New Moorings	0	+/-	+	+	0	0	0	0	0	0	0	0
NE8	Air Quality	0	0	0	0	+	++	+	0	0	0	0	0
NE9	Green Infrastructure	+	0	+	+	+	+	+	+	0	0	0	+
NE10	Provision and Protection of Open Space	+	0	+	0	+	0	+	+	0	0	0	+
NE11	Local Green Space	+	0	+	0	+	0	+	+	0	0	0	+
<b>Transport and Infrastructure</b>													
TIN1	Sustainable Transport	0	0	0	++	+	0	0	0	0	+	+	+
TIN2	Highway Safety and Road Network	0	0	0	0	0	0	0	0	0	0	0	0
TIN3	Safeguarded Routes	0	+/-	+/-	+	+/-	+/-	+/-	+/-	+	+	0	0
TIN4	Infrastructure Delivery	0	0	0	+	+	+/-	+	+	+	+	+	+
<b>Design</b>													
D1	High Quality Design and Placemaking	+	+	+	+	0	+	0	+	0	+	+	+
D2	Ensuring Good Environmental Conditions	0	0	0	0	0	+	0	0	0	0	0	+
D3	Coordination of Development and Piecemeal Proposals	0	0	0	+	0	0	0	+	0	+	0	0
D4	Water Quality and Resources	0	0	0	0	+	+	0	+	0	0	0	0
D5	Internal Space Standards	0	0	0	0	0	0	0	0	0	0	0	+
<b>Historic Environment</b>													
HE1	Historic Environment and Heritage Assets	0	++	++	0	0	0	0	0	0	0	0	0

Fareham Local Plan Revised Publication Local Plan Proposed Policies			SEA Objectives										
			SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
HE2	Conservation Areas	0	++	+	0	0	0	0	0	0	0	0	0
HE3	Listed Buildings and Structures and/or their Settings	0	++	+	0	0	0	0	0	0	0	0	0
HE4	Archaeology	0	++	+	0	0	0	0	0	0	0	0	0
HE5	Locally Listed Buildings and Non-designated Heritage Assets	0	++	+	0	0	0	0	0	0	0	0	0
HE6	Heritage at Risk	0	++	+	0	0	0	0	0	0	0	0	0
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	
<b>Key to the High Level Assessment Matrix</b>													
++	Likely strong positive effect												
+	Likely positive effect												
0	Neutral/no effect												
-	Likely adverse effect												
--	Likely strong adverse effect												
+/-	Uncertain/mixed effects												
<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												
10	To enhance the vitality and viability of centres and respect the settlement hierarchy												
11	To create a healthy and safe community												



## **Appendix K: Detailed Assessment Matrices**

Please see following pages.

# DETAILED ASSESSMENT MATRIX

## ID20 Standard Way, Wallington

Key Development Quanta: c.0.6ha greenfield site proposed for 2,000m<sup>2</sup> employment (B1/B2/B8) floorspace

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To provide good quality and sustainable housing for all	Neutral in relation to housing provision									Neutral		No	
2	To conserve and enhance built and cultural heritage	Five grade II listed buildings are located within 500m, together with one yellow archaeological alert and five green alerts. Wallington conservation area is located c.425m to the west. No direct impacts are anticipated; the settings of these features could be negatively affected by the proposal however given the intervening infrastructure and development (M27 to the north and Fort Wallington Industrial Estate to the south) indirect impacts are unlikely. Minor negative effects are predicted over the short and long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	The site is within the Portsdown LLCA 11.4 and is typified by open arable downs of fringe character, severed from the wider chalk landscape by the M27. The LCA concludes that overall landscape and visual sensitivities in this area are low due to the presence of large-scale industrial/ commercial buildings and infrastructure with associated parking, the urban character of signage, lighting, road treatments and site entrances, litter, odour from the recycling/waste transfer station, and the visibility of existing residential development. There is scope to accommodate development without unacceptable adverse effects on valuable landscape resources, and opportunities to mitigate the effects of change by appropriate strengthening of the existing landscape framework. However, there may be a case for retaining the open, undeveloped character of the fields on the eastern side to allow the distinctive topography of the chalk spur and the commanding position and setting of the former Fort to be appreciated. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 11.4): - Avoid significant modification of natural contours through cut & fill operations - Retain and reinforce the existing structure of trees and established vegetation along field boundaries, roads and elsewhere. - Locate development in areas enclosed by existing vegetation or which are less visible - Be well integrated and visually contained by existing vegetation or new planting, or vegetated bunds, to minimise impacts on views and visual amenity. - Be of a scale and character appropriate to existing development in the area. - Avoid tall buildings or structures that would be overly intrusive in this elevated location. - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links.

# DETAILED ASSESSMENT MATRIX

## ID20 Standard Way, Wallington

Key Development Quanta: c.0.6ha greenfield site proposed for 2,000m<sup>2</sup> employment (B1/B2/B8) floorspace

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 4 of the 12 key accessibility distances mapped by the Council, but is not particularly well located in relation to bus stops (>400m), local shops or play equipment (>800m), cafes (>1000m), GP surgeries or primary schools (>1200m) and major employment areas or train stations (>1600m). It is close to existing accessible green and play spaces, community and leisure facilities, local centres, and secondary schools. Overall the site has poor accessibility and there are limited opportunities for sustainable patterns of travel to develop. Its position in close proximity to J11 of the M27 is likely to encourage car use. Negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Fareham station to reduce reliance on the M27.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emission are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area, but without resulting in impacts to groundwater quality within the SPZ.
	6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, although the nearest residential receptors are c.250m from the site. As the site is located within an SPZ, there is also a risk of groundwater contamination during the construction phases. During operation, noise, light and air pollution effects to existing residents are unlikely given the intervening distance. There are no known sources of land contamination on site, but the adjacent M27 will be a long term source of air and noise pollution for future workers at the site. Overall minor negative effects are predicted during the construction and operational phases.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Noise and pollution attenuation measures should be considered to protect future workers from the effects of the M27.  Following site investigation, design of remediation strategy should include a CEMP to manage risk of mobilising contaminants to ground water resources, and to reduce noise impacts during construction. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).  Design should consider use of renewable energy to minimise air quality effects.

# DETAILED ASSESSMENT MATRIX

## ID20 Standard Way, Wallington

Key Development Quanta: c.0.6ha greenfield site proposed for 2,000m<sup>2</sup> employment (B1/B2/B8) floorspace

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
7	To conserve and enhance biodiversity	The site is currently in pastoral use but comprised almost entirely of Coastal & floodplain grazing marsh Priority Habitat, and woodland and hedgerows are present at the boundaries. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, reptiles) are possible. Further afield are the Portsmouth Harbour SPA/Ramsar/SSSI (c.880m south), Solent & Dorset Coast SPA (c.710m south-west) and Wallington Meadow SINC (c.205m west), although none of these is likely to be directly affected. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats should be avoided/ minimised, and habitats of greatest interest should be retained e.g. woodland and mature/veteran trees should be incorporated into the layout. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of D1 & D4 regarding sustainability, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is 100% ALC Grade 2 and contains policy-protected minerals deposits (99.8%), which would be lost or sterilised by development, as well as a and safeguarded minerals processing site. The site lies within the SPZ. Moderate negative effects are predicted.	--	--	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site, and commercially viable mineral deposits should be extracted to prevent sterilisation. Pollution protection measures will be required to avoid impacts to ground water sources. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	The allocation makes a relatively minor but important contribution to overall employment land needs, and will provide additional jobs and economic productivity. Construction phase will provide local and accessible employment opportunities. Minor positive effects are predicted over the short and long term.	+	+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	Opportunities to provide work-based training during construction should be explored.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development will neither likely to detract from the settlement hierarchy, nor significantly support the viability of local centres in Wallington and Fareham.									Neutral		No	
11	To create a healthy and safe community	The proposal has no open space, health, education, leisure, community or cultural elements, but there will be no loss of these facilities either.									Neutral		No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:			
	Negative effect	-				
	Positive effect	+				
	Major positive effect	++				
	Mixed effects	+/-				
	Neutral effect					
			Severe	Negative	Positive	Optimal
			Major			Major
			Moderate			Moderate
			Minor			Minor
			Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

## ID1341 Land east of Crofton Cemetery and west of Peak Lane, Stubbington

Key development Quanta: 8.0 ha greenfield site outside USB proposed for residential use

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To provide good quality and sustainable housing for all	346 dwellings of mixed type/tenure to be provided. Moderate positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	High	High	Moderate	Positive	No	
2	To conserve and enhance built and cultural heritage	There are two Listed Buildings to the south-east of the site within 200m: Crofton Old Church and Crofton Manor. The setting of these features could be impacted during both construction and operation although there is intervening vegetation beyond the southern boundary of the site which may obscure views. There are also two HCC Archaeology Alert Yellow within 200m of the site to the north-east and south-east. Their setting could similarly be impacted. Overall, minor adverse effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	The site falls within LLCA 7.1a characterised by open costal plain of fringe character and forming part of a strategic wedge of open landscape which separates the urban areas of Fareham to the north, Stubbington to the south and Gosport to the east. The landscape is dominated by medium to very large sized fields, bounded by fences or open banks and ditches with a very sparse network of hedgerows. As a result, the landscape has a very expansive, open character allowing long-distance views over the level farmland. The introduction of the Stubbington Bypass will impact the rural character of the area introducing activity and noise into the agricultural landscape. The LCA concludes that the introduction of development into the agricultural landscape is likely to have a significant impact on the character and quality of existing predominantly rural views, unless it can be successfully integrated within a substantial framework of existing or new vegetation. Minor adverse effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 7.1): - Protect open, rural character; - Protect area's role in maintaining separation of settlements; - Locate development tightly around edges of existing urban areas with pockets where development can be integrated with strong vegetation framework; - Avoid tall buildings and structures; - Protect and manage woodland, ecological and other landscape features; - Maintain and hence PRoW network; - Extensive tree, hedgerow and woodland planting using native species; and - Design in keeping with character of local landscape context.
4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 4 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located to local shops and play equipment (>800m), cafes (>1000m), primary schools and GP surgeries (>1200m), major employment areas, secondary schools and train stations (>1600m). It is close to existing accessible green and play spaces, community and leisure facilities, local centres, and bus stops. Overall the site has relatively poor accessibility and negligible negative effects are predicted.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to railway stations and local centres in Fareham and Porchester to reduce reliance on the M27.

# DETAILED ASSESSMENT MATRIX

## ID1341 Land east of Crofton Cemetery and west of Peak Lane, Stubbington

Key development Quanta: 8.0 ha greenfield site outside USB proposed for residential use

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction and sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The southern boundary of the site is immediately adjacent to flood zones 2 and 3. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided, as required by the Development Framework. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects to residents to the east and south of the site. During operation, noise, light and air pollution effects are also possible for existing residents. The site is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ, therefore pollution effects to new residents from existing sources are unlikely. Overall, negligible negative effects are anticipated.	-	-	-	Initial & Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination, water quality and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations in SEA4. Design should consider use of renewable energy as per the recommendations in SEA5 to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
	7	To conserve and enhance biodiversity	The site is predominately comprised of arable land with mature trees / hedgerows around the boundaries and running across the site. The site is immediately adjacent to an area of Lowland Mixed Deciduous Woodland Priority Habitat along the north east boundary. The site is classified as a 'Low-use' site for Brent Goose and Waders. Further afield to the west are the Solent & Southampton SPA/Ramsar and Titchfield Haven SSSI (c.350m). These designated sites are unlikely to be directly or indirectly impacted by the development. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessments will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained, e.g. woodland and mature/veteran trees should be incorporated into the layout. New habitats (e.g. woodland, tree/hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape and visual impacts, and to increase robustness of existing habitats.

# DETAILED ASSESSMENT MATRIX

## ID1341 Land east of Crofton Cemetery and west of Peak Lane, Stubbington

Key development Quanta: 8.0 ha greenfield site outside USB proposed for residential use

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with D1 & D4 regarding sustainability, but resource use is likely to increase over the short, medium and long term (materials during construction, water resources & household waste during operation). Almost the entire site is classified as ALC Grade 3b (post1988) which although would be lost to development is not considered BMV. The site contains policy-protected minerals deposits (river terrace deposits and construction sand) which could be sterilised if not extracted prior to development. Overall minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Commercially viable mineral deposits should be extracted prior to construction to prevent sterilisation. Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short term.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham and Stubbington, although their vitality could be diminished through coalescence. Negligible positive effects are predicted over the medium and long term.		+	+	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. The site is immediately adjacent to an existing open space (Marks Tey Road) and is well located in relation to other existing open spaces with 6 within 300m. Overall negligible positive effects are predicted.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	If space permits a fitness trail or outdoor gym facilities could be provided as part of the open space proposals.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

## ID3009 Land West of Downend Road, Portchester

Key Development Quanta: 34.9 ha greenfield site outside USB proposed for 550 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To provide good quality and sustainable housing for all	628 dwellings of mixed type/tenure to be provided. Moderate positive effects predicted in the medium and long term, increasing as more units come on-line.		+	++	Ongoing	Operation	Sub-regional	High	High	Major	Positive	No	
2	To conserve and enhance built and cultural heritage	Fort Nelson scheduled monument is located c.440m north; the monument will not be directly affected due to its distance from the site. Its setting is also unlikely to deteriorate further due to interpositioned development including the M27, although the site would be visible in views south from the Fort. The settings of four archaeology green alerts within 300m are unlikely to be affected due to the intervening road features. There is a cluster of listed buildings and a yellow archaeology alert to the southeast of the site, just north of the Cams Hall conservation area. Setting impacts are unlikely due to their location within an existing built up area. The nearby Down End Chalk Pit (geological) SSSI may contain Palaeolithic remains which would require preservation/interpretation if affected. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	The site is within the Portsdown LLCA 11.3a forming part of the lower flanks of Portsdown Hill but severed from the wider chalkland landscape and open countryside to the north by the M27 motorway, forming an area of 'captured' farmland bounded by roads, railway and urban areas. The denuded, open character of this area would make development more difficult to integrate, however, there is scope to repair the former structure of internal field boundaries and introduce new features that are typical of chalkland landscapes providing landscape enhancement and a stronger landscape framework. Development would be highly prominent for users of Allan King Way and Downend Road unless it is accompanied by major investment in landscape infrastructure. Minor negative effects are predicted over the long term, even with mitigation.	-	-	-	Ongoing	Construction & Operation	Local	Medium	High	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 11.3): - Avoid significant modification of natural contours through cut & fill operations - Avoid damage or disturbance to features of recognised value e.g. Downend Chalk Pit (geological) SSSI - Locate development towards the lower part of the slopes instead of the site as proposed, to maintain the setting of Portchester - Reinstate former field boundaries, and create substantial new woodland belts and copses to break up and provide screening to new development - Use appropriate native species characteristic of diverse chalk landscapes within new planting schemes - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links



# DETAILED ASSESSMENT MATRIX

## ID3009 Land West of Downend Road, Portchester

Key Development Quanta: 34.9 ha greenfield site outside USB proposed for 550 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	4	To promote accessibility and encourage travel by sustainable means	The site as a whole falls partly within 9 of the 12 key accessibility distances mapped by the Council, but is not within the accessibility distances mapped for play equipment (>800m), primary schools (>1200m), and train stations (1600m). Parts of the site are close to cafes, local shops, accessible green / play spaces, community facilities, GPs, local centres, major employment areas and secondary schools. Areas further from the urban fringes have fewer facilities within a reasonable walking distance. There are opportunities for sustainable patterns of travel to develop, although the site's location close to J11 of the M27 may encourage car use. Overall, mixed effects are predicted in terms of encouraging travel by sustainable means. Negligible mixed effects are predicted.		+/-	+/-	Ongoing	Operation	Local	Low	Medium	Negligible	Mixed	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Portchester station.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. Overall minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	District heating type initiatives could be particularly suitable for larger sites. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents in Portchester along The Causeway. The site partly overlaps (<2%) with the Hamblen Pit historic landfill and localised soil contaminants are possible. During operation, noise, light and air pollution effects are also likely for existing residents. The site is not within an AQMA but it is adjacent to the M27 which will be a long term source of air and noise pollution for future residents. The northwest corner of the site is also located within the Wallington SPZ hence there is also a risk of groundwater contamination during the construction phases. Overall, moderate negative effects are anticipated.	-	--	--	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Following site investigation, design of remediation strategy should include measures within the CEMP to manage risk of mobilised contaminants. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).  Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents. Noise and pollution attenuation measures will be required to protect future residents from the effects of the M27.



# DETAILED ASSESSMENT MATRIX

## ID3009 Land West of Downend Road, Portchester

Key Development Quanta: 34.9 ha greenfield site outside USB proposed for 550 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
						Ongoing	Operation							
						Inter-mittent	Con-struction & Operation							

# DETAILED ASSESSMENT MATRIX

## ID3025 Little Park Farm

Key development Quanta: 5.7 ha partially greenfield site within USB proposed for 11,200m2 employment floorspace

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation	
				Short term	Medium term	Long term										
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	No housing proposed									Neutral		No		
	2	To conserve and enhance built and cultural heritage	There is one listed building, Little Park Farmhouse, c.20m from the proposed site access. Whilst direct impacts are unlikely its setting could be compromised, although its setting is already likely to have been heavily compromised by the surrounding industrial use, albeit the property is heavily screened from its surroundings by vegetation. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).	
	3	To conserve and enhance the character of the landscape	The site is not located within an LCA. LCA 13.2 is located to the north but on the opposite site of the M27 and therefore landscape impacts here as a result of development on the site is unlikely. Neutral effects are predicted.										Neutral		No	
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 9 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located to primary schools (>1200m), secondary schools (>1600m) and bus stops (>400m). Portions of the site are close to existing accessible green and play spaces, cafes, community and leisure facilities, local shops, play equipment, primary schools, GP surgeries, local centres and major employment areas. Overall the site has good accessibility and there are opportunities for sustainable patterns of travel to develop, although its location close to J9 of the M27 may encourage car use. Minor positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the M27.	
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. Overall minor negative effects are predicted, particularly during the construction phase.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.	

# DETAILED ASSESSMENT MATRIX

## ID3025 Little Park Farm

Key development Quanta: 5.7 ha partially greenfield site within USB proposed for 11,200m2 employment floorspace

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents along Collingworth Rise. During operation, noise, light and air pollution effects are also likely for existing residents. The site is also adjacent to the M27 which will be a long term source of air and noise pollution for future workers. The site is not within the SPZ. Overall, minor negative effects are anticipated.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents. Noise and pollution attenuation measures should be considered to protect future workers from the effects of the M27.
7	To conserve and enhance biodiversity	The majority of the site is greenfield containing areas of scrub and pasture. The site boundaries and patches of land are well vegetated. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, reptiles) are possible. The site contains a small amount (c.10%) of priority habitat - lowland mixed deciduous woodland, which could be lost to development. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats should be avoided/ minimised, and habitats of greatest interest should be retained. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policies D1 & D4 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is entirely ALC Grade 4 agricultural land which is not considered BMV. The majority of this agricultural resource would be lost to development. There are small mineral reserves in the far east of the site (superficial sand / gravel) which could be sterilised if not extracted priority to development. Minor negative effects are predicted as a result of construction activities.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	The allocation makes a moderate contribution to overall employment land needs, and will provide additional jobs and economic productivity. Construction phase will provide local and accessible employment opportunities. Minor positive effects are predicted over the short and long term.	+	+	+	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development will neither likely to detract from the settlement hierarchy, nor significantly support the viability of local centres in Wallington and Fareham.									Neutral		No	

# DETAILED ASSESSMENT MATRIX

## ID3025 Little Park Farm

Key development Quanta; 5.7 ha partially greenfield site within USB proposed for 11,200m2 employment floorspace

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements and will not result in the loss of any existing open space.									Neutral	No		

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe			Optimal
	Positive effect	+		Major			Major
	Major positive effect	++		Moderate			Moderate
	Mixed effects	+/-		Minor			Minor
	Neutral effect	Neutral		Negligible			Negligible

# DETAILED ASSESSMENT MATRIX

## ID3030 Land East of Downend Road, Portchester

Key Development Quanta: c.21.1ha greenfield site proposed for 350 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To provide good quality and sustainable housing for all	c.350 dwellings of mixed type/tenure to be provided. Moderate positive effects predicted in the medium and long term, increasing as more units come on-line.		+	++	Ongoing	Operation	Local	High	High	Moderate	Positive	No	
2	To conserve and enhance built and cultural heritage	Fort Nelson scheduled monument, located c.600m north, will not be directly affected due to its distance from the site. Its setting is unlikely to deteriorate further due to interpositioned development including the M27, although the site would be visible in views south from the Fort. The settings of two archaeology green alerts (cremation site near Ellerslie House & Bronze Age Crematorium Urn) c.250-300m north are unlikely to be affected due to the distance and intervening features. Both are also within the M27 alignment, and so are likely to have already been documented, protected or destroyed. A third green alert (East Cams Camp) in the built up area of Portchester to the south (c.130m) is also unlikely to be affected. The nearby Down End Chalk Pit (geological) SSSI may contain Palaeolithic remains which would require preservation/ interpretation if affected. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	The site is within the Portsdown LLCA 11.3b and c and is typified by open arable downs of fringe character, forming an area of 'captured' farmland bounded by roads (including the M27), railway and urban areas. The LCA concludes that the area is of lower sensitivity, although the middle and upper slopes are visible in the far distance from over 1km to the south. There is some potential for development as it is generally well-screened from close views. There is better scope to accommodate new development in the south towards the lower part of the slope (maintaining a sense of green backdrop along the skyline) and through new planting to reinstate former field boundaries and landscape features (e.g. belts of trees and copses) to break up and provide screening of development in views from the south. Minor negative effects are predicted over the long term, even with mitigation.	-	-	-	Ongoing	Construction & Operation	Local	Medium	High	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 11.3): - Avoid significant modification of natural contours through cut & fill operations - Avoid damage or disturbance to features of recognised value e.g. Downend Chalk Pit (geological) SSSI - Locate development towards the lower part of the slopes instead of the site as proposed, to maintain the setting of Portchester - Reinstate former field boundaries, and create substantial new woodland belts and copses to break up and provide screening to new development - Use appropriate native species characteristic of diverse chalk landscapes within new planting schemes - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links

# DETAILED ASSESSMENT MATRIX

## ID3030 Land East of Downend Road, Portchester

Key Development Quanta: c.21.1ha greenfield site proposed for 350 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	4	To promote accessibility and encourage travel by sustainable means	The site as a whole falls partly within 11 of the 12 key accessibility distances mapped by the Council, but is not within the accessibility distances mapped for cafes (>1000m). Areas further from the urban fringes have fewer facilities within a reasonable walking distance. There are opportunities for sustainable patterns of travel to develop, although the site's location close to J11 of the M27 may encourage car use. Overall, mixed effects are predicted in terms of encouraging travel by sustainable means. Minor mixed effects are predicted.		+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Portchester station.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. Overall minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	District heating type initiatives could be particularly suitable for larger sites. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents in Portchester along Winham Drive / the Thicket. The site partly overlaps (<1%) with the Down End Quarry historic landfill and localised soil contaminants are possible. During operation, noise, light and air pollution effects are also likely for existing residents. The site is not within an AQMA but it is within 200m of the M27 at its closest point which will be a long term source of air and noise pollution for future residents. The Down End Quarry historic landfill could expose new residents to areas of potential contamination. Overall, moderate negative effects are anticipated.	-	--	--	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Following site investigation, design of remediation strategy should include measures within the CEMP to manage risk of mobilised contaminants. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).  Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents. Noise and pollution attenuation measures will be required to protect future residents from the effects of the M27.





# DETAILED ASSESSMENT MATRIX

## ID3032 Moraunt Drive, Portchester

Key Development Quanta: c.1.6ha greenfield site proposed for 48 dwellings

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	48 dwellings of mixed type/tenure to be provided. Moderate positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	High	High	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	No known heritage or archaeological features on site or within 500m. No heritage effects predicted.									Neutral		No	
	3	To conserve and enhance the character of the landscape	The site is within the Cams - Wicor Coastal Plain LLCA 12.1c and is typified by open coastal plain of fringe character, squeezed between built development to the north and the open water of Portsmouth Harbour to the south. The LCA concludes that the area is of high sensitivity, as part of a diverse, undeveloped amenity landscape along the coastal margin, with a strong connection with the waterscape of Portsmouth Harbour and attractive views out over the water. The vegetation cover makes a significant contribution to the character and quality of the open spaces within this corridor, providing enclosure and shelter from coastal exposure and helping to reduce the influence of neighbouring urban development. Overall the LLCA is of moderate to high landscape quality. Moderate negative effects are likely, both during construction and through impacts on the setting of Portsmouth Harbour in the medium and long term.	-	--	--	Ongoing	Construction & Operation	Local	High	High	Moderate	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 12.1): - Avoid damage or disturbance to features of recognised ecological value - Be of a scale and character appropriate to the locality (e.g. individual or small groups of detached dwellings in large, well-treed plots) - Avoid the introduction of buildings or structures that would be visually prominent within the open, flat landscape - Use native species appropriate to the locality and soil conditions within new planting schemes - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 9 of the 12 key accessibility distances mapped by the Council, but is not particularly well located in relation to cafes (>1000m), and major employment areas or train stations (>1600m). It is close to existing accessible green and play spaces, community and leisure facilities, local shops, GP surgeries, local centres, primary schools, play equipment, secondary schools and bus stops. Overall the site has good accessibility and there are opportunities for sustainable patterns of travel to develop. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Portchester station.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.

# DETAILED ASSESSMENT MATRIX

## ID3032 Moraunt Drive, Portchester

Key Development Quanta: c.1.6ha greenfield site proposed for 48 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents in the south of Portchester. During operation, noise, light and air pollution effects are also likely for existing residents. The site is undeveloped, not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ, therefore pollution effects to new residents from existing sources are unlikely. Overall, negligible negative effects are anticipated.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).  Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site is comprised of rough grassland and scrub and does not contain any areas of Priority Habitat, although undesignated woodland is present at the western boundary. The majority of the site is within Portsmouth Harbour BOA. Impacts to protected/ notable species (e.g. badger, bats, birds, reptiles) are possible. A Secondary Support Area for Brent Goose Waders is c16m south-west. Further afield are the Portsmouth Harbour SPA/Ramsar/SSSI and the newly designated Solent & Dorset SPA (c.190m south), although none of these are likely to be directly affected. During operation there is potential for indirect impacts to the adjacent woodland and Secondary Support Area associated with noise, light and overshadowing. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Negligible	Medium	Negligible	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Woodland habitats to the west should be protected. New habitats (e.g. tree and hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with D1 & D4 regarding sustainability, but resource use is likely to increase over the short, medium and long term (materials during construction, water resources & household waste during operation). No policy-protected minerals deposits or land of high agricultural quality would be affected. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short term.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Portchester. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The site is immediately adjacent to Commodore Park open space and within 300m of 2 other existing open spaces. The proposal has no health, education, leisure, community or cultural elements, but the site allocation includes provides for contributions to Commodore Park / Orchard Grove existing open spaces. Minor positive effects are predicted in the medium to long term.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Provision should be made to ensure access is retained to Commodore Park for existing residents.

# DETAILED ASSESSMENT MATRIX

## ID3034 Land north of Military Road

Key development Quanta: 1.2 ha greenfield site outside USB proposed for B2 or B8 open storage together with site 1365

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To provide good quality and sustainable housing for all	Neutral in relation to housing provision									Neutral		No	
2	To conserve and enhance built and cultural heritage	Five grade II listed buildings are located within 500m, together with five green archaeology alerts. Wallington conservation area is located c.620m to the west / southwest. No direct impacts are anticipated; the settings of these features could be negatively affected by the proposal however given the intervening infrastructure within the Fort Wallington Industrial Estate indirect impacts are unlikely. Negligible negative effects are predicted over the short and long term.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	The site is within the Portsdown LLCA 11.4 which is typified by open arable downs of fringe character, severed from the wider chalk landscape by the M27. The LCA concludes that overall landscape and visual sensitivities in this area are low due to the presence of large-scale industrial/ commercial buildings and infrastructure with associated parking, the urban character of signage, lighting, road treatments and site entrances, litter, odour from the recycling/waste transfer station, and the visibility of existing residential development. There is scope to accommodate development without unacceptable adverse effects on valuable landscape resources, and opportunities to mitigate the effects of change by appropriate strengthening of the existing landscape framework. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 11.4): - Respond to distinctive topography of the area; - Retain and reinforce existing vegetation structure; - Preferably maintain open, undeveloped character of land immediately in front of Fort Wallington; - Locate development in areas which benefit from at least partial enclosure / are less visible and make sure development is well-integrated; - Be of an appropriate scale and character for the locality; - Avoid tall buildings or structures; and - Maintain and enhance the function and quality of the existing GI networks.
4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 5 of the 12 key accessibility distances mapped by the Council, but is not particularly well located in relation to bus stops (>400m), local shops or play equipment (>800m), cafes (>1000m), GP surgeries or primary schools (>1200m) and train stations (>1600m). It is close to existing accessible green and play spaces, community and leisure facilities, local centres, major employment areas and secondary schools. Overall the site has poor accessibility and there are limited opportunities for sustainable patterns of travel to develop. Its position in close proximity to J11 of the M27 is likely to encourage car use. Negligible negative effects are predicted.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to railway stations and local centres in Fareham and Porchester to reduce reliance on the M27.

# DETAILED ASSESSMENT MATRIX

## ID3034 Land north of Military Road

Key development Quanta: 1.2 ha greenfield site outside USB proposed for B2 or B8 open storage together with site 1365

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction and sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within any flood zone. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided, as required by the Development Framework. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, although the nearest residential receptors are c.400m from the site. As the site is located within an SPZ, there is also a risk of groundwater contamination during the construction phases. During operation, noise, light and air pollution effects to existing residents are unlikely given the intervening distance. There are no known sources of land contamination on site, but the M27 is within c.50m and will be a long term source of air and noise pollution for future workers at the site. Overall minor negative effects are predicted during the construction and operational phases.	-	-	-	Initial & Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Noise and pollution attenuation measures should be considered to protect future workers from the effects of the M27.  Following site investigation, design of remediation strategy should include a CEMP to manage risk of mobilising contaminants to ground water resources, and to reduce noise impacts during construction. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).  Design should consider use of renewable energy to minimise air quality effects.
	7	To conserve and enhance biodiversity	The site is currently in pastoral use and does not contain any areas of Priority Habitat; woodland and hedgerows are present at the boundaries. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, reptiles) are possible. Further afield are the Portsmouth Harbour SPA/Ramsar/SSSI (c.765m southwest) and the Solent & Dorset Coast SPA (c.700m southwest), although none of these is likely to be directly affected. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Ecological surveys and assessments will be required to establish which (if any) protected species may be using the site / site boundaries and to design a suitable mitigation strategy. Habitats of greatest interest should be retained, e.g. woodland and mature/veteran trees should be incorporated into the layout. New habitats (e.g. woodland, tree/hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape and visual impacts, and to increase robustness of existing habitats.

# DETAILED ASSESSMENT MATRIX

## ID3034 Land north of Military Road

Key development Quanta: 1.2 ha greenfield site outside USB proposed for B2 or B8 open storage together with site 1365

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with D1 & D4 regarding sustainability, but resource use is likely to increase over the short, medium and long term (materials during construction, water resources & household waste during operation). The site is entirely ALC Grade 2 and the site contains policy-protected minerals deposits (river terrace deposits) which could be sterilised if not extracted prior to development. The site also falls within the Wallington SPZ. Overall moderate negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Commercially viable mineral deposits should be extracted prior to construction to prevent sterilisation. Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	The allocation makes a minor but important contribution to overall employment land needs, and will provide additional jobs and economic productivity. Construction phase will provide local and accessible employment opportunities. Minor positive effects are predicted over the short and long term.	+	+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development will neither likely to detract from the settlement hierarchy, nor significantly support the viability of local centres in Wallington and Fareham.									Neutral		No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements and will not result in the loss of any existing open space.									Neutral		No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major	Positive	Major
	Positive effect	+		Moderate		Moderate
	Major positive effect	++		Minor		Minor
	Mixed effects	+/-		Negligible		Negligible
	Neutral effect					

# DETAILED ASSESSMENT MATRIX

## ID3036 Land West of Sovereign Crescent, Locks Heath

Key development Quanta: 1.9 ha greenfield site outside USB proposed for 38 residential dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	38 dwellings are to be provided. Minor positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	High	High	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	There is a yellow archaeology alert c.157m south-west of the site. Yellow archaeology alerts designated locally important monuments of known extent. The next closest heritage feature to the site is the GII listed Jolly Farmer Public House c.280m to the north-west. Any impacts to these features' setting are unlikely due to the dense intervening tree cover surrounding the site. Neutral effects are predicted.									Neutral		No	
	3	To conserve and enhance the character of the landscape	The site is located almost entirely within LLCA 3.1a which is characterised as a heath associated wooded valley. It is dominated by extensive woodland and tree cover most of which developed naturally within the river valleys and on former commons and heaths. The area is judged to be of high value as part of the Borough's landscape resource and the area is of high sensitivity; there is very little potential for development apart from possibly some limited development, set within well-treed, strongly enclosed plots of land, of a similar character and scale to those dotted around the edges of the area (e.g. at Fleetend where the site is located). On this basis, moderate negative effects are predicted.	--	--	--	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 3.1): - Protect and enhance the extensive cover of woodland, trees, hedgerows and other mature vegetation, to maximise its screening, landscape and wildlife value - Maintain and enhance the function and quality of the existing GI network and take advantage of opportunities to strengthen and extend access and habitat links within the area, in particular along routes connecting with Fleet End and Warsash Common - Be carefully integrated within well-treed, strongly enclosed plots of land, of a similar character and scale to development around the edges of the area (e.g. at Fleetend). - Maintain the essentially quiet semi-rural character of the area and lanes and access routes, avoiding intrusive or inappropriate urban styles of lighting, signage, paving
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 6 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located with respect to cafes (>1000m), GPs (>1200m), major employment areas, secondary schools, train stations (>1600m) and bus stops (>400m). It is close to existing accessible green and play spaces, community & leisure facilities, local centres, local shops, play equipment and primary schools. Overall the site has relatively poor accessibility. Negligible negative effects are predicted in the longer term.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the road network.

# DETAILED ASSESSMENT MATRIX

## ID3036 Land West of Sovereign Crescent, Locks Heath

Key development Quanta: 1.9 ha greenfield site outside USB proposed for 38 residential dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone. Overall negligible negative effects are predicted, particularly during the construction phase.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents along Sovereign Crescent. During operation, noise, light and air pollution effects are also likely for existing residents.  The site falls within a historic landfill site (c.63%) and therefore there is some risk of contamination impacts to construction workers and future residents. The site is not subject to other sources of pollution, including AQMAs and the M27. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site includes Lowland Mixed Deciduous Woodland Priority Habitat (c.33%) which are likely to be lost to development unless they can be incorporated within the landscaping proposals. The site also encroaches marginally into the adjacent Locks Heath Areas 3 & 4 SINC. It should be possible to avoid direct impacts to the SINC by directing development away from the boundaries and maintaining a buffer with the SINC. The site also falls within a BOA and therefore there are opportunities for improving ecological connectivity through the landscaping scheme. Overall moderate adverse effects although there may be opportunities to ameliorate this through landscaping proposals.	-	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Ecological surveys and assessments will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Priority habitats should be retained and should be incorporated into the layout. New habitats (e.g. woodland, tree/hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape and visual impacts, and to increase robustness of existing habitats.



# DETAILED ASSESSMENT MATRIX

## ID3036 Land West of Sovereign Crescent, Locks Heath

Key development Quanta: 1.9 ha greenfield site outside USB proposed for 38 residential dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policies D1 & D4 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is entirely ALC Grade 4 therefore there will be a loss of lower value agricultural land. The eastern portion of the site also contains river terrace mineral deposits which could be sterilised if not extracted prior to development. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short to medium term.	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Locks Heath. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. The site is immediately adjacent to Sovereign Crescent Green Corridor and there 7 other existing open spaces / allotments within 300m. Moderate positive effects are predicted.		+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

## ID3088 Warsash Maritime Academy

Key Development Quanta: c.3.0ha previously developed site proposed for 100 dwellings

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	100 dwellings of mixed type/tenure to be provided. Moderate positive effects predicted in the medium and long term.		++	++	Ongoing	Operation	Local	High	High	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	Contains the Grade II listed buildings at the School of Navigation which would be directly affected by proposals to retain and convert them (subject to feasibility), and whose setting may deteriorate as a result of changed use. However, conversion to residential may be beneficial by providing a long term active use and preventing them from falling into disrepair. Minor mixed effects are predicted.	+/-	+/-	+/-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Mixed	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features. The listed structures should be retained within the development form and brought into long term active use. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is within the Lower Hamble Valley LLCA 2.1c and is typified by open coastal amenity land. The LCA concludes that the area is of high sensitivity, has a strong visual relationship with the adjacent high quality river landscape, and the semi-natural habitats at Hook Lake, and has little or no potential to accommodate new development. The mature tree cover, wetlands and open spaces alongside the river within the grounds of the maritime college are also of value and contribute to the setting of the River Hamble. These should be retained as far as possible in any future proposals for redevelopment of the campus land. Reuse of the existing buildings is likely to be compatible with the site's landscape value, although there is a risk of incremental changes in character. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 2.1): - Avoid damage or disturbance to features of recognised landscape/ecological value - Protect and enhance the extensive cover of woodland, trees, hedgerows - Maintain the characteristic mosaic of landscape features along the valley side - Be of a scale and character appropriate to the locality - Avoid tall buildings or large structures that would be particularly prominent in the landscape - Use appropriate native species within new planting schemes - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 6 of the 12 key accessibility distances mapped by the Council, but is not particularly well located in relation to bus stops (>400m), local shops (>800m), GP surgeries (>1200m), and major employment areas, secondary schools or train stations (>1600m). It is close to existing accessible green and play spaces, cafes, community and leisure facilities, play equipment, primary schools, and local centres. Overall the site has moderately good accessibility and there are opportunities for sustainable patterns of travel to develop, although its coastal urban fringe location may encourage car use. Negligible positive effects are predicted over the medium to long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the M27.

# DETAILED ASSESSMENT MATRIX

## ID3088 Warsash Maritime Academy

Key Development Quanta: c.3.0ha previously developed site proposed for 100 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The western end of the site is subject to flood risk (23.1% FZ2, 22.7% FZ3; 8.1% Hook Spit to Workman's Lane Coastal Change Management Area to the south-west). Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Development layout should be directed away from the parts of the site subject to coastal erosion and flood risk. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents along Newtown Road in Warsash. The site is adjacent to Solent Maritime SAC / Solent, Soton Water SPA/Ramsar and hence water pollution during remediation/ construction is a risk. During operation, noise, light and air pollution effects are also likely for existing residents. The site is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ, but localised soil contaminants are possible due to previous uses. Potential pollution effects to future residents are considered to be minimal. Overall, minor negative effects are anticipated.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Following site investigation, design of remediation strategy should include measures within the CEMP to manage risk of mobilised contaminants entering SAC/(p)SPA/Ramsar via surface water, and to reduce noise impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.

# DETAILED ASSESSMENT MATRIX

## ID3088 Warsash Maritime Academy

Key Development Quanta: c.3.0ha previously developed site proposed for 100 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
7	To conserve and enhance biodiversity	The eastern part of the site is dominated by buildings with amenity grassland and mature trees, but the west includes an area of Coastal & Floodplain Grazing Marsh Priority Habitat (c.30% of site area) with woodland and scrub. Impacts to protected/ notable species (e.g. badger, bats, birds, dormouse, reptiles) are likely. Solent & Soton Water SPA/Ramsar, Solent Maritime SAC, Lee-on-Solent to Itchen Estuary SSSI, Hook with Warsash LNR are all immediately adjacent to the south and west. There is potential for indirect impacts associated with overshadowing, lighting, noise impacts and contamination. Further afield are Hook Lake Marshy Grassland (c.40m south) and Hook Park 2 (c.345m south) SINCs, although these are unlikely to be affected, either directly or indirectly due to distance and intervening features. Directing development to the eastern part of the site and re-using existing buildings protects and buffers designated features, but moderate negative effects are nevertheless predicted, particularly during the construction phase.	--	-	-	Ongoing	Construction & Operation	International	Medium	Medium	Moderate	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats should be avoided, and elsewhere habitats of greatest interest should be retained, e.g. woodland and mature/veteran trees should be incorporated into the layout. New habitats (e.g. woodland, tree/hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.  Indirect impacts on the SPA / Ramsar / pSPA / SSSI are likely, depending on the scale, form and location of development. Impacts to sites designated under the EU Wild Birds and Habitats Directives are being addressed separately through the HRA. Impacts to SSSI and other important ecological features should be addressed through formal EclA, either standalone or as part of an EIA.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of D1 & D4 regarding sustainability, but resource use is likely to increase over the short and long term (materials during construction, water resources & household waste during operation). The site is not BMV agricultural land but contains policy-protected minerals deposits towards the western end (sand/ gravel) which could be sterilised if not extracted prior to development. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Commercially viable mineral deposits should be extracted prior to construction to prevent sterilisation. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short term.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in south Warsash. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no specific health, education, leisure, community or cultural elements, but the site allocation includes for on-site provision or contribution to open space. The site is relatively well located in relation to existing open spaces, with 3 within 300m. Minor positive effects are predicted.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	If space permits a fitness trail or outdoor gym facilities could be provided as part of the open space proposals.

# DETAILED ASSESSMENT MATRIX

## ID3113 Faraday Business Park, Daedalus East

Key Development Quanta: c.44.2 ha brownfield site outside USB proposed for 73,000 sq m employment (B1/B2/B8) floorspace

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	Neutral in relation to housing provision									Neutral		No	
	2	To conserve and enhance built and cultural heritage	The site contains 14 unlisted historic buildings (hangers) and a large part of the HMS Daedalus Airfield HCC Archaeology Yellow Alert. Yellow Alerts are archaeological sites of known complexity, importance and extent. Depending on the scale, massing and design of development proposals, the historic buildings and archaeological remains could be negatively affected either directly, or indirectly through deterioration of their setting. The next nearest heritage assets are a group of GII listed buildings at Shoot Farm c.300m east, which are unlikely to be directly affected due to their distance from the site. Moderate negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and/or incorporates them into the fabric of development. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is not within an area of directly constrained landscape capacity, and allocation will help to reduce development pressure in other, more sensitive parts of the borough. It is, however, adjacent to Woodcot - Alver Valley LCA 8.2c, an area of open coastal plain and enclosed coastal amenity land of high landscape sensitivity (within the Stubbington - Fareham Strategic Gap) and low development capacity. Depending on the scale, massing and form of development, landscape impacts are possible by diminishing the coastal and rural character of adjacent land and impinging on the role of the strategic gap. On balance, minor mixed effects are predicted.	+/-	+/-	+/-	Ongoing	Construction & Operation	Local	Medium	Low	Minor	Mixed	Yes	In order to mitigate impacts on the character and quality of adjacent landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 8.2): - Maintain/strengthen existing cover of trees, hedgerows and other mature vegetation at the east boundary to minimise impacts to the rural character of the surrounding landscape - Avoid tall buildings or large structures that would be particularly prominent in the open, flat landscape
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 4 of the 12 key accessibility distances mapped by the Council, but is not particularly well located with respect to bus stops (>400m), community and leisure facilities or play equipment (>800m), cafes (>1000m), GP surgeries (>1200m), and major employment areas, secondary schools or train stations (>1600m). It is close to existing accessible green and play spaces, primary schools, local shops and local centres. Overall the site has relatively poor accessibility. Planned improvements to the transport network may help to alleviate this, but could also further encourage reliance on non-sustainable modes. Future travel patterns are likely to be car-oriented, further encouraged by the new link road. Negligible negative effects are predicted over the long term.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Fareham station and the Fareham-Gosport BRT.

# DETAILED ASSESSMENT MATRIX

## ID3113 Faraday Business Park, Daedalus East

Key Development Quanta: c.44.2 ha brownfield site outside USB proposed for 73,000 sq m employment (B1/B2/B8) floorspace

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. Site not subject to flood risk and is generally neutral in relation to adaptation. Minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents to the south in Lee-on-the-Solent. During operation, noise, light and air pollution effects are also likely for existing residents. The site is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ. Potential pollution effects to future site users are considered to be minimal. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination, water quality and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	Undeveloped parts of the site are dominated by managed grassland, although there is a small area of woodland at the east boundary. Impacts to protected/ notable species (e.g. badger, bats, birds, reptiles) are possible. The site forms part of a Brent goose /wader site classified for 'Low Use'. Further afield are the Solent & Soton Water SPA/Ramsar/SSSI (c.950m west) and Shoot Farm Wood & Fen and Lee-on-Solent Golf Course SINC (c.30m east), although none of these is likely to be directly or indirectly affected. Minor negative effects are possible during the construction phase.	-	-	-	Initial	Construction	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy, including for Brent goose & waders. Habitats of greatest interest should be retained, e.g. woodland and mature hedgerows should be incorporated into development layout. New habitats (e.g. tree and hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of D1 & D4 regarding sustainability, but resource use is likely to increase over the short and long term (materials during construction, water resources & household waste during operation). A small area in the north-east of the site is ALC Grade 3a (c.2%), while 88% overlies policy-protected minerals deposits (sand/gravel), the majority of which would be sterilised if not extracted prior to development, although given the site is designated as an Enterprise Zone and in use as an airfield, these resources are perhaps unlikely to be called upon in any case. Minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site, and commercially viable mineral deposits should be extracted to prevent sterilisation. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling.

# DETAILED ASSESSMENT MATRIX

## ID3113 Faraday Business Park, Daedalus East

Key Development Quanta: c.44.2 ha brownfield site outside USB proposed for 73,000 sq m employment (B1/B2/B8) floorspace

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	The allocation makes a significant contribution to the borough's overall employment land needs, while economic productivity at the Solent Enterprise Zone is of sub-regional importance. Construction phase will provide local and accessible employment opportunities. Positive effects are predicted over the long term.	+	++	++	Ongoing	Construction & Operation	Sub-regional	High	Medium	Major	Positive	Yes	Opportunities to provide work-based training during construction should be explored.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development is neither likely to detract from the settlement hierarchy, nor significantly support the viability of local centres in Wallington and Fareham.									Neutral		No	
11	To create a healthy and safe community	The proposal has no open space, health, education, leisure, community or cultural elements, but there will be no loss of these facilities either.									Neutral		No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe	Severe	Optimal
	Positive effect	+		Major	Major	Major
	Major positive effect	++		Moderate	Moderate	Moderate
	Mixed effects	+/-		Minor	Minor	Minor
	Neutral effect	0		Negligible	Negligible	Negligible

# DETAILED ASSESSMENT MATRIX

## ID3114 Swordfish Business Park, Daedalus West

Key development Quanta: 16.5 ha brownfield site outside USB proposed for 34,000 sq.m employment floorspace

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	Neutral in relation to housing provision									Neutral			
	2	To conserve and enhance built and cultural heritage	The site contains 6 unlisted historic buildings associated with HMS Daedalus Airfield which are likely to be directly affected due to their location within the site boundary, and if retained their settings are still likely to be compromised. An archaeological yellow alert for HMS Daedalus Airfield extends over a significant proportion of the site, the setting of which is likely to be negatively affected by the development (yellow alert areas are archaeological sites of sub-national importance, and known complexity/extent). There is one Grade II listed building (Littlecroft) situated c.240m from the site to the north-west but is unlikely to be affected by the development due to intervening residential development. Moderate negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is not within an area of directly constrained landscape capacity, and allocation will help to reduce development pressure in other, more sensitive parts of the borough. Overall minor positive effects are predicted in the medium to long term.	-	+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features.
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 9 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located to play equipment (>800m), major employment areas or train stations (>1600m). It is close to accessible green and play spaces, bus stops, cafes, community and leisure facilities, GP surgeries, local shops, local centres, primary schools, and secondary schools. The site is considered to have good accessibility and there are opportunities for sustainable patterns of travel to develop. However, future travel patterns are likely to be car-oriented, encouraged by a new link road. Negligible positive effects are predicted in the medium and long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Fareham station to reduce reliance on the A27 and M27.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction and sustainable energy. Due to the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to the effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. Overall negligible negative effects are predicted, particularly during the construction phase.	--	-	-	Initial	Construction & Operation	Local	Low	Medium	Minor	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.



# DETAILED ASSESSMENT MATRIX

## ID3114 Swordfish Business Park, Daedalus West

Key development Quanta: 16.5 ha brownfield site outside USB proposed for 34,000 sq.m employment floorspace

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects to existing residents in Stubbington. During operation, noise, light and air pollution effects are also likely for existing residents. The site is not within an SPZ. The site is not subject to sources of pollution, including AQMAs, the M27 or historic landfill sites, and therefore potential pollution effects to site users are considered to be minimal. Overall negligible negative effects are predicted, particularly during the construction phases.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination, water quality and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations in SEA4. Design should consider use of renewable energy as per the recommendations in SEA5 to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	Undeveloped parts of the site are dominated by managed grassland, but there are no priority habitats recorded within the site boundary or in close proximity. The site forms part of a Brent goose /wader site classified for 'Low Use'. Further afield are the Solent and Southampton Water Ramsar/SPA/SSSI (c.450m south-west) and the newly designated Solent & Dorset Coast SPA (c.480m, south-west) although none of these are likely to be directly or indirectly impacted by the development. Overall minor negative effects are predicted, particularly during the construction phase.	-	-		Initial	Construction	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessments will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained, e.g. woodland and mature/veteran trees should be incorporated into the layout. New habitats (e.g. woodland, tree/hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape and visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with D1 & D4 regarding sustainability, but resource use is likely to increase over the short, medium and long term (materials during construction, water resources & household waste during operation). The site does not contain any agricultural resource or policy-protected minerals deposits. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling.
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. The site allocation includes 8,000m2 of employment floor space, making a moderate contribution to the borough's overall employment land needs, while economic productivity at the Solent Enterprise Zone is of sub-regional importance. Major positive effects are predicted, especially in the long term.	+	+	++	Ongoing	Construction & Operation	Sub-regional	Medium	Medium	Moderate	Positive	Yes	Opportunities to provide work-based training during construction should be explored.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development is neither likely to detract from the settlement hierarchy, nor significantly support the viability of local centres in Wallington and Fareham.									Neutral			
11	To create a healthy and safe community	The proposal has no open space, health, education, leisure, community or cultural elements, but there will be no loss of these facilities either.									Neutral			

# DETAILED ASSESSMENT MATRIX

## ID3121 Funtley Road South, Fareham

Key Development Quanta: c.5.7ha mainly greenfield site proposed for 55 dwellings

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	55 dwellings of mixed type/tenure to be provided. Moderate positive effects are predicted.		+	+	Ongoing	Operation	Local	High	High	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	A grade II listed building, the Church of St Francis, is located c.450m to the east. Impacts to setting are unlikely due to intervening vegetation and development. No other known heritage or archaeological features are located on site or nearby and therefore no effects are predicted.									Neutral		No	
	3	To conserve and enhance the character of the landscape	The site is within the Meon Valley LLCA 6.2b and is typified by mixed farmland and woodland (small scale). The LCA concludes that the area is of high sensitivity, but perhaps less sensitive than the Meon Valley south of the M27, being formed pastures and horse paddocks with somewhat scruffy, fringe character, bordered by woodland and the anomalous area of residential development north of Funtley Road adjacent to the railway line. There is scope to accommodate development on the site provided that it is of a similar character and scale as nearby development and sensitively integrated within the landscape. Minor negative effects are predicted over the long term.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 6.2): - Avoid damage or disturbance to features of recognised landscape/ecological value - Protect and enhance the extensive cover of woodland, trees, hedgerows to maximise its screening, landscape and wildlife potential - Maintain the secluded, rural and unspoilt character of the valley landscape - Avoid significant encroachment beyond existing urban edges and reinforce tight settlement boundaries - Be of small scale and carefully integrated within the existing field pattern, strongly enclosed by vegetation - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 5 of the 12 key accessibility distances mapped by the Council, but is not particularly well located in relation to local shops (>800m), cafes (>1000m), primary schools or GP surgeries (>1200m), and major employment areas, secondary schools and train stations (<1600m). It is close to existing accessible green and play space, bus stops, community and leisure facilities, play equipment, and local centres. Overall the site has relatively poor accessibility and future travel patterns are likely to be car-oriented, especially given proximity to the M27. Negligible negative effects are predicted over the long term.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Fareham station.

# DETAILED ASSESSMENT MATRIX

## ID3121 Funtley Road South, Fareham

Key Development Quanta: c.5.7ha mainly greenfield site proposed for 55 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, are likely to increase emissions during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site is not subject to flood risk and is generally neutral in relation to adaptation. Overall negligible negative effects are predicted, particularly during the construction phase.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents in Funtley. During operation, noise, light and air pollution effects are also likely for existing residents. The site is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ. Potential pollution effects to future residents are considered to be minimal. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination, water quality and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site is currently predominantly in agricultural use with woodland and hedgerow present in the middle of the site and at the boundaries. To the south-east the site encroaches minimally into priority habitat of ancient woodland (3.6%) and lowland mixed deciduous woodland (0.3%). Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, dormouse, reptiles) are possible. The site partly overlaps (3.2%) with Great Beamond Coppice SINC (ancient woodland) which continues off-site to the south-east, and may be subject to minor disturbance. There are no other designated sites nearby. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	SINC and ancient woodland habitats within the site should be retained and buffered from the impacts of development, both during construction and operation. Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerow and treeline habitats to the boundaries should be protected. New habitats (e.g. tree and hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.

# DETAILED ASSESSMENT MATRIX

## ID3121 Funtley Road South, Fareham

Key Development Quanta: c.5.7ha mainly greenfield site proposed for 55 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of D1 & D4 regarding sustainability, but resource use is likely to increase over the short, medium and long term (materials during construction, water resources & household waste during operation). The majority of the site (91.9%) is ALC Grade 3, the majority of which would be lost to development. The northern site boundaries encroaches minimally into policy-protected minerals deposits (brick clay). Minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site, and commercially viable mineral deposits should be extracted to prevent sterilisation. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short term.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Funtley and Fareham. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no specific health, education, leisure, community or cultural elements, but the site allocation includes for on-site provision or contribution to open space. The site is reasonably well located in relation to existing open spaces with 4 within 300m and is additionally adjacent and partly overlapping with the Honey Lane Open Space allocation to the south. Minor positive effects are predicted.	+	+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major		Major
	Positive effect	+		Moderate		Moderate
	Major positive effect	++		Minor		Minor
	Mixed effects	+/-		Negligible		Negligible
	Neutral effect					

# DETAILED ASSESSMENT MATRIX

## ID3126 North & South of Greenaway Lane, Warsash

Key Development Quanta: around 824 dwellings of mixed type/tenure at average density of 30dph; 2 LEAPs & 2 junior playing pitches; POS & walk/cycle corridors; retained TPOs & habitats; SUDS & wildlife corridors

Spatial Concept Key Principles:

- To retain and strengthen existing trees, woodland and important habitats as a framework for public space and the setting of future development;
- To provide a continuous north-south public space corridor that provides a non vehicular link to existing community facilities and attractions and a focus of shared leisure and sustainable movement activity for the surrounding new development;
- To link retained habitats together within the site and to habitats beyond through the use of appropriately scaled and managed space and as part of the central public space corridor;
- To focus vehicular access and movement to Brook Lane and Lockwood Road, preventing internal site links between and limit vehicular access onto Greenaway Lane;
- To focus low density development to existing road frontages and at the interface of existing development; and
- To avoid a patchwork of unrelated self contained developments.

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	824 dwellings of mixed type/tenure to be provided. Moderate positive effects are predicted.		+	++	Ongoing	Operation	Sub-Regional	High	High	Major	Positive	No	
	2	To conserve and enhance built and cultural heritage	A group of 5 listed buildings located near the junction of Greenaway & Brook Lanes is unlikely to be directly affected due to their distance from the cluster boundary (the closest being the GII listed former barn at Great Brook c.60m west). Their setting is likely to be preserved as a result of interpositioned properties. The GII listed Little Brook further north along Brook Lane is unlikely to be affected for similar reasons. An archaeological Yellow alert located c.5m NE of the northern part of the cluster (Cremation cemetery at Peters Road Locks Heath) could be negatively affected by the scale of development proposed (either directly or its setting); Yellow alert areas are archaeological sites of sub-national importance, and known complexity/extent. However, this is within an adjacent existing allocation under construction, and so is likely to have already been documented, protected or destroyed. Negligible negative effects are predicted.	-			Initial	Construction	Local	Negligible	Medium	Negligible	Negative	No	It should be possible to reduce any residual negative setting effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping.

# DETAILED ASSESSMENT MATRIX

## ID3126 North & South of Greenaway Lane, Warsash

Key Development Quanta: around 824 dwellings of mixed type/tenure at average density of 30dph; 2 LEAPs & 2 junior playing pitches; POS & walk/cycle corridors; retained TPOs & habitats; SUDS & wildlife corridors

Spatial Concept Key Principles:

- To retain and strengthen existing trees, woodland and important habitats as a framework for public space and the setting of future development;
- To provide a continuous north-south public space corridor that provides a non vehicular link to existing community facilities and attractions and a focus of shared leisure and sustainable movement activity for the surrounding new development;
- To link retained habitats together within the site and to habitats beyond through the use of appropriately scaled and managed space and as part of the central public space corridor;
- To focus vehicular access and movement to Brook Lane and Lockwood Road, preventing internal site links between and limit vehicular access onto Greenaway Lane;
- To focus low density development to existing road frontages and at the interface of existing development; and
- To avoid a patchwork of unrelated self contained developments.

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
3	To conserve and enhance the character of the landscape	The cluster is within the Lower Hamble Valley LLCA 2.2a and is typified by small scale horticulture & smallholdings and wooded valley. The LCA concludes that the site is of low sensitivity, mainly because the character and quality of the landscape has been adversely affected by urban influences and some elements of the landscape are in poor condition. There is limited visibility from surrounding areas and the site does not make a significant contribution to the urban setting, meaning that the landscape is more tolerant of change and there is scope for development to bring about positive opportunities change by creating a coherent identity and sense of place. Short term negative effects on SEA3 are possible, but long term minor positive effects should be deliverable if opportunities are realised.	-	+	++	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	Redevelopment of the former nursery sites should be undertaken in accordance with a clear vision for a new distinctive character which in some way reflects its former uses and landscape context (e.g. as a productive landscape) and its distinctive regular, orthogonal patterns, and distinguishes it from the rather anonymous and amorphous sprawl of the Western Wards. Specifically (refer to LCA Part 2, LLCA 2.2): - Avoid damage or disturbance to features of recognised landscape/ecological value - Protect and enhance the extensive cover of woodland, trees, hedgerows - Contribute to a new, distinctive character for the area, with a strong sense of place and local identity, that reflects past uses and landscape context - Avoid coalescence with Locks Heath, Sarisbury Green and Warsash, by providing strong landscape buffers - Use appropriate native species within new planting schemes - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links, particularly around Greenaway Lane
4	To promote accessibility and encourage travel by sustainable means	Despite its position on the urban fringe in the south-west of the borough, the cluster falls wholly or partly within 9 of the 12 key accessibility distances mapped by the Council, but it is not particularly well located in relation to GP surgeries (>1200m), major employment centres and train stations (>1600m). It is close to existing local shops, cafes, bus stops, accessible green and play space, play equipment, community and leisure facilities, and local centres, but parts are >800m from primary schools and >1600m from secondary schools. The Development Framework provides for two new LEAPs and additional green space within the site, and improved pedestrian/cycle access into and through the site. Overall the site has reasonably good accessibility and there are opportunities for sustainable patterns of travel to develop. Minor positive effects are predicted over the medium to long term.		+	++	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the M27.

# DETAILED ASSESSMENT MATRIX

## ID3126 North & South of Greenaway Lane, Warsash

Key Development Quanta: around 824 dwellings of mixed type/tenure at average density of 30dph; 2 LEAPs & 2 junior playing pitches; POS & walk/cycle corridors; retained TPOs & habitats; SUDS & wildlife corridors

Spatial Concept Key Principles:

- To retain and strengthen existing trees, woodland and important habitats as a framework for public space and the setting of future development;
- To provide a continuous north-south public space corridor that provides a non vehicular link to existing community facilities and attractions and a focus of shared leisure and sustainable movement activity for the surrounding new development;
- To link retained habitats together within the site and to habitats beyond through the use of appropriately scaled and managed space and as part of the central public space corridor;
- To focus vehicular access and movement to Brook Lane and Lockwood Road, preventing internal site links between and limit vehicular access onto Greenaway Lane;
- To focus low density development to existing road frontages and at the interface of existing development; and
- To avoid a patchwork of unrelated self contained developments.

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. Site not subject to flood risk and is generally neutral in relation to adaptation. Overall minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	District heating type initiatives could be particularly suitable for larger cluster sites. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided, as required by the Development Framework. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents in Sarisbury Green and Warsash. During operation, noise, light and air pollution effects are also likely for existing residents. An adjacent (west) waterway provides a surface water pathway to Solent Maritime SAC / Solent & Soton Water SPA/Ramsar, albeit over some distance (c.1.2km along the waterway), and hence water pollution during remediation/construction is a risk. The cluster is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ, but localised soil contaminants are possible due to previous uses. Potential pollution effects to future residents are considered to be minimal. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to manage risk of mobilised contaminants entering SAC/SPA/Ramsar via surface water, and to reduce noise impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).

# DETAILED ASSESSMENT MATRIX

## ID3126 North & South of Greenaway Lane, Warsash

**Key Development Quanta:** around 824 dwellings of mixed type/tenure at average density of 30dph; 2 LEAPs & 2 junior playing pitches; POS & walk/cycle corridors; retained TPOs & habitats; SUDS & wildlife corridors

**Spatial Concept Key Principles:**

- To retain and strengthen existing trees, woodland and important habitats as a framework for public space and the setting of future development;
- To provide a continuous north-south public space corridor that provides a non vehicular link to existing community facilities and attractions and a focus of shared leisure and sustainable movement activity for the surrounding new development;
- To link retained habitats together within the site and to habitats beyond through the use of appropriately scaled and managed space and as part of the central public space corridor;
- To focus vehicular access and movement to Brook Lane and Lockwood Road, preventing internal site links between and limit vehicular access onto Greenaway Lane;
- To focus low density development to existing road frontages and at the interface of existing development; and
- To avoid a patchwork of unrelated self contained developments.

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
7	To conserve and enhance biodiversity	The cluster is currently in horticultural use (part disused) but includes small areas of Lowland Deciduous Woodland Priority Habitat, and larger areas of grassland, scrub and hedgerow. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, reptiles) are likely. Further afield are the Solent Maritime SAC / Solent & Soton Water SPA/Ramsar / Lee-on-the-Solent to Itchen Estuary SSSI (c.380m west), newly designated Solent & Dorset Coast SPA (c.520m west), Warsash Common LNR (c.220m south-east), and Brook Wood SINC / ancient woodland (c.100m south-west). None of these are likely to be directly affected, although the closer sites may be subject to disturbance particularly during the construction phase. Minor negative effects are predicted, particularly during the construction phase.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats should be avoided, and elsewhere habitats of greatest interest should be retained, e.g. woodland, hedgerows and mature/veteran trees should be incorporated into development layout. New habitats (e.g. tree and hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of D1 & D4 regarding sustainability, but resource use is likely to increase over the short and long term (materials during construction, water resources & household waste during operation). Significant parts of the site are ALC Grades 1&2, particularly through the central section, the majority of which would be lost to development. No policy-protected minerals deposits would be affected. Moderate negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities. A small scale community orchard or allotment could be considered.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Minor positive effects are predicted.	+	+		Initial	Construction	Local	Medium	Medium	Minor	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Warsash and Sarisbury Green, although their vitality could be diminished through coalescence. On balance, minor positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	



# DETAILED ASSESSMENT MATRIX

## ID3126 North & South of Greenaway Lane, Warsash

Key Development Quanta: around 824 dwellings of mixed type/tenure at average density of 30dph; 2 LEAPs & 2 junior playing pitches; POS & walk/cycle corridors; retained TPOs & habitats; SUDS & wildlife corridors

Spatial Concept Key Principles:

- To retain and strengthen existing trees, woodland and important habitats as a framework for public space and the setting of future development;
- To provide a continuous north-south public space corridor that provides a non vehicular link to existing community facilities and attractions and a focus of shared leisure and sustainable movement activity for the surrounding new development;
- To link retained habitats together within the site and to habitats beyond through the use of appropriately scaled and managed space and as part of the central public space corridor;
- To focus vehicular access and movement to Brook Lane and Lockwood Road, preventing internal site links between and limit vehicular access onto Greenaway Lane;
- To focus low density development to existing road frontages and at the interface of existing development; and
- To avoid a patchwork of unrelated self contained developments.

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements, but includes sports and play provision, areas of open space, and improved pedestrian/cycle access into and through the site, and the site is well located in relation to existing open spaces, with 17 open spaces within 300m. Moderate positive effects are predicted.		+	++	Ongoing	Operation	Local	High	Medium	Moderate	Positive	Yes	If space permits a fitness trail or outdoor gym facilities could be provided as part of the open space proposals.

Key							
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive	
	Negative effect	-		Severe	Optimal		
	Positive effect	+		Major	Major		
	Major positive effect	++		Moderate	Moderate		
	Mixed effects	+/-		Minor	Minor		
	Neutral effect	0		Negligible	Negligible		

# DETAILED ASSESSMENT MATRIX

## ID3128 Southampton Road, Segensworth

Key Development Quanta: around 348 dwellings of mixed type/tenure at 70-90dph; LEAP, central park POS & pedestrian links; retained TPOs, tree belts & habitats; exclusions zones adjacent to Brownwich stream, SINC & overhead cables

Spatial Concept Key Principles:

- To retain and strengthen existing boundary trees, woodland and important habitats as a framework to enclose a new, visually self contained neighbourhood;
- To utilise the self-contained context to enable a more intense development form;
- To provide a central north-south public space(s) that provides a shared and collective focus and sense of place for the new neighbourhood, which includes the equipped children's play-ground and any other community facilities;
- To ensure that the central public park(s) is enclosed and overlooked by surrounding development;
- To link the central park(s) with the SINC to the east with suitably managed and planted natural green space;
- To provide a buffer to the SINC to protect its integrity and provide space for habitat mitigation that has limited public access;
- To focus vehicular access and movement to Segensworth Road to reduce impact upon the A27;
- To ensure road links between sites within individual ownerships to avoid a patchwork of unrelated self contained developments.

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	348 dwellings of mixed type/tenure to be provided. Major positive effects predicted in the medium and long term, increasing as more units come on-line.		+	++	Ongoing	Operation	Local	High	High	Major	Positive	No	
	2	To conserve and enhance built and cultural heritage	No known heritage or archaeological features on site or nearby; the only feature within 500m is Course House GII listed building c.430m south-west. No significant effects predicted.									Neutral		No	
	3	To conserve and enhance the character of the landscape	The cluster is within the Titchfield Corridor LLCA 5.1a and is typified by horticulture & smallholdings with a wooded valley running down the east side. The LCA concludes that the site is of lower sensitivity, due both to its low intrinsic landscape value and the adverse influences along its western boundary (A27, large employment units etc.), overhead power lines and areas of rough ground and 'vacant' land. Development would alter its character from undeveloped to urban but this would not necessarily result in unacceptable landscape impacts if it is well-integrated within the existing field pattern and structure of vegetation along road and field boundaries, and adequate buffers are incorporated to prevent impacts on the wooded valley landscape to the east. Minor short-term negative effects are possible, but long term positive effects should be deliverable if opportunities are realised.	-	+	++	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 5.1): - Protect/extend existing cover of woodland, trees and other mature vegetation to maximise its landscape, wildlife and recreational value, particularly along the eastern boundary of the site and along road corridors - Avoid tall buildings or large structures that would be difficult to mitigate - Avoid ribbon development and coalescence - Be integrated within the existing field pattern and vegetation structure, retaining and reinforcing hedgerows, trees and other mature vegetation - Maintain/enhance the function/quality of the existing GI network, taking opportunities to expand public access and connectivity to and through the site

# DETAILED ASSESSMENT MATRIX

## ID3128 Southampton Road, Segensworth

Key Development Quanta: around 348 dwellings of mixed type/tenure at 70-90dph; LEAP, central park POS & pedestrian links; retained TPOs, tree belts & habitats; exclusions zones adjacent to Brownwich stream, SINC & overhead cables

Spatial Concept Key Principles:

- To retain and strengthen existing boundary trees, woodland and important habitats as a framework to enclose a new, visually self contained neighbourhood;
- To utilise the self-contained context to enable a more intense development form;
- To provide a central north-south public space(s) that provides a shared and collective focus and sense of place for the new neighbourhood, which includes the equipped children's play-ground and any other community facilities;
- To ensure that the central public park(s) is enclosed and overlooked by surrounding development;
- To link the central park(s) with the SINC to the east with suitably managed and planted natural green space;
- To provide a buffer to the SINC to protect its integrity and provide space for habitat mitigation that has limited public access;
- To focus vehicular access and movement to Segensworth Road to reduce impact upon the A27;
- To ensure road links between sites within individual ownerships to avoid a patchwork of unrelated self contained developments.

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
4	To promote accessibility and encourage travel by sustainable means	The cluster falls wholly or partly within 9 of the 10 key accessibility distances mapped by the Council, but is not particularly well located in relation to GP surgeries (>1200m), community centres (>800m), secondary schools (>1600m). It is close to existing local shops and centres, primary schools, train stations, bus stops, cafes, accessible greenspace and play equipment. The Development Framework provides for a new LEAP and additional green space within the site, and improved pedestrian/cycle access into and through the site. Overall the site has reasonably good accessibility and there are opportunities for sustainable patterns of travel to develop, although its proximity to the strategic road network may encourage car use. Negligible positive effects are predicted over the long term.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the M27.
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. Site not subject to flood risk and is generally neutral in relation to adaptation. Overall minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	District heating type initiatives could be particularly suitable for larger cluster sites. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided, as required by the Development Framework. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	The cluster is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ, but localised soil contaminants are possible due to previous uses. An adjacent (east) waterway provides a surface water pathway to Solent Maritime SAC / Solent & Soton Water SPA/Ramsar, albeit over some distance (c.4.2km along the waterway), and hence water pollution during remediation/ construction is a risk. Construction is likely to result in minor noise impacts, while minor increases in air and light pollution are predicted for the operational phase. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Following site investigation, design of remediation strategy should include a CEMP to manage risk of mobilised contaminants entering SAC/SPA/Ramsar via surface water, and to reduce noise impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).

# DETAILED ASSESSMENT MATRIX

## ID3128 Southampton Road, Segensworth

Key Development Quanta: around 348 dwellings of mixed type/tenure at 70-90dph; LEAP, central park POS & pedestrian links; retained TPOs, tree belts & habitats; exclusions zones adjacent to Brownwich stream, SINC & overhead cables

Spatial Concept Key Principles:

- To retain and strengthen existing boundary trees, woodland and important habitats as a framework to enclose a new, visually self contained neighbourhood;
- To utilise the self-contained context to enable a more intense development form;
- To provide a central north-south public space(s) that provides a shared and collective focus and sense of place for the new neighbourhood, which includes the equipped children's play-ground and any other community facilities;
- To ensure that the central public park(s) is enclosed and overlooked by surrounding development;
- To link the central park(s) with the SINC to the east with suitably managed and planted natural green space;
- To provide a buffer to the SINC to protect its integrity and provide space for habitat mitigation that has limited public access;
- To focus vehicular access and movement to Segensworth Road to reduce impact upon the A27;
- To ensure road links between sites within individual ownerships to avoid a patchwork of unrelated self contained developments.

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
7	To conserve and enhance biodiversity	The cluster is currently in pastoral / horticultural use but includes areas of grassland, scrub and hedgerow. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, dormouse, reptiles) are likely. Sylvan Glade SINC is immediately to east, areas of which are designated as ancient woodland and priority habitat. Further afield are the Solent & Soton Water SPA/Ramsar/SSSI (c.3km south-east), although none of these is likely to be directly affected. The Development Framework protects and buffers designated features, but moderate negative effects are nevertheless predicted, particularly during the construction phase.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained, e.g. woodland, hedgerows and mature/veteran trees should be incorporated into the layout, as required by the Development Framework. New habitats (e.g. woodland, tree/hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of D1 & D4 but resource use is likely to increase over the short and long term (materials during construction, water resources & household waste during operation). The majority of the site is ALC Grade 2 (c94%), the majority of which would be lost to development. No policy-protected minerals deposits would be affected. Moderate negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities. A small scale community orchard or allotment could be considered.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Minor positive effects are predicted.	+	+		Initial	Construction	Local	Medium	Medium	Minor	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Locks Heath. Minor positive effects are predicted over the long term.	+	+	++	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements, but includes sports and play provision, areas of open space, and improved pedestrian/cycle access into and through the site, and the site is well located in relation to existing open spaces. The Sylvan Glade SINC is immediately adjacent and there are also 12 other existing open spaces within 300m. Moderate positive effects are predicted.		+	++	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	Yes	If space permits a fitness trail or outdoor gym facilities could be provided as part of the open space proposals.

# DETAILED ASSESSMENT MATRIX

## ID3138 The Winning Post, 77 Burrige Road

Key development Quanta: 0.2 ha greenfield site beyond the USB proposed for 3 Gypsy Traveller Pitches

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	3 Gypsy Traveller Pitches are to be provided. Minor positive effects predicted in the short, medium and long term.	+	+	+	Ongoing	Operation	Local	Medium	High	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	Burrige Farmhouse GII listed building c.156m north. Given the allocation proposals, impacts to its setting are considered unlikely. Neutral effects are predicted.									Neutral		No	
	3	To conserve and enhance the character of the landscape	The site falls within LLCA 13.1b which is characterised as a recolonising landscape. This area is dominated by a more or less continuous strip of low density ribbon development along the road corridors of Swanwick Lane, Botley Road and Burrige Road. Built development is the dominant characteristic of this area and further infill development would not be out of place in this suburban environment. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	
	4	To promote accessibility and encourage travel by sustainable means	The site does not fall within any of the Council's mapped accessibility zones. Therefore minor negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	Yes	Sustainable transport measures should be maximised as far as possible (e.g. strengthened links to public transport).
	5	To minimise carbon emissions and promote adaptation to climate change	There are no or minimal construction activities associated with this site's allocation for Gypsy Traveller Pitches; however during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to the effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	
	6	To minimise air, water, light and noise pollution	There are no or minimal construction activities associated with this site's allocation for Gypsy Traveller Pitches; however during operation, noise and light effects could arise for existing residents on Burrige Road. The site is not within an SPZ. The site is not subject to sources of pollution, including AQMAs, the M27 or historic landfill sites, and therefore potential pollution effects to site users are considered to be minimal. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	

# DETAILED ASSESSMENT MATRIX

## ID3138 The Winning Post, 77 Burrige Road

Key development Quanta: 0.2 ha greenfield site beyond the USB proposed for 3 Gypsy Traveller Pitches

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
7	To conserve and enhance biodiversity	Almost the entire site falls within the Meadow South of Burrige Road SINC, some sections of which are likely to be lost or damaged as a result of the allocation for Gypsy Traveller Pitches. The SINC was subject to ecological survey in May 2020. The SE field of the SINC where the allocation is proposed has lost a significant level of wildlife interest and is more grass dominated sward with a reduced coverage from lowland meadow and rush-pasture species compared to previous years' survey. The remaining sections of the SINC, adjacent to the allocation site supports semi-improved marsh which qualifies as Purple Moor-Grass and Rush-Pasture Priority Habitat. The Solent Maritime SAC, Solent & Southampton Water Ramsar/SPA are c.280m north-east and the Upper Hamble Estuary and Woods SSSI is c.232m west as its closest point. However direct and indirect impacts to these internationally and nationally designated features are unlikely. Moderate negative effects are predicted.	-	-	-	Ongoing	Operation	Local	High	Medium	Moderate	Negative	Yes	Ecological surveys and assessments will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Impacts to adjacent priority habitat should be avoided.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Resource use is likely to increase over the short, medium and long term (materials during construction (if required), water resources & household waste during operation). The site falls entirely on ALC Grade 4 agricultural land but the land is not likely to be in active farming use. There are also River Terrace mineral deposits in the north-west corner of the site but these are likely to have already been sterilised by the existing residential property. Negligible negative effects are predicted.	-	-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	No employment or other job-creating uses are proposed. Neutral effects are predicted.									Neutral			
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development is neither likely to detract from the settlement hierarchy, nor significantly support the viability of local centres in Swanwick and Whiteley.									Neutral			
11	To create a healthy and safe community	The proposal has no open space, health, education, leisure, community or cultural elements, but there will be no loss of these facilities either. There is one open space within 300m, Swanwick Nature Reserve.	+	+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

## ID3153 Land South of Longfield Avenue

Key Development Quanta: 47.6 ha greenfield site beyond USB proposed for approx. 1,250 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	c.1200 dwellings of mixed type/tenure to be provided. Major positive effects predicted in the medium and long term, increasing as more units come on-line.		+	++	Ongoing	Operation	Local	High	High	Major	Positive	No	
	2	To conserve and enhance built and cultural heritage	One archaeology yellow alert c.3m to the south of the site boundary (Newlands Historic Core). Yellow alert areas are archaeological sites of sub-national importance, and known complexity/extent. This asset could be impacted either directly during construction or indirectly through impacts to setting. There is one green archaeology alert (Newlands Farm) c.92m south of the site boundary. Green alert areas are archaeological sites of known complexity but for which there is a unknown extent. Indirect setting impacts to this asset are possible. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is almost entirely within the Fareham to Stubbington Gap LLCA 7.1a characterised by open costal plain of fringe character and forming part of a strategic wedge of open landscape which separates the urban areas of Fareham to the north, Stubbington to the south and Gosport to the east. The landscape is dominated by medium to very large sized fields, bounded by fences or open banks and ditches with a very sparse network of hedgerows. As a result, the landscape has a very expansive, open character allowing long-distance views over the level farmland. The introduction of the Stubbington Bypass will impact the rural character of the area introducing activity and noise into the agricultural landscape. The LCA concludes that the introduction of development into the agricultural landscape is likely to have a significant impact on the character and quality of existing predominantly rural views, unless it can be successfully integrated within a substantial framework of existing or new vegetation. Moderate negative effects are predicted.	-	--	--	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 7.1): - Protect/extend existing cover of woodland, trees and other mature vegetation to maximise its landscape, wildlife and recreational value, particularly along the eastern boundary of the site and along road corridors - Avoid tall buildings or large structures that would be difficult to mitigate - Avoid ribbon development and coalescence - Be integrated within the existing field pattern and vegetation structure, retaining and reinforcing hedgerows, trees and other mature vegetation - Maintain/enhance the function/quality of the existing GI network, taking opportunities to expand public access and connectivity to and through the site
	4	To promote accessibility and encourage travel by sustainable means	The site as a whole falls partly within 10 of the 12 key accessibility distances mapped by the Council, but is not within the accessibility distances mapped for GPs (>1200m) and cafes (>1000m). Areas further from the urban fringes of Fareham have fewer facilities within a reasonable walking distance. There are opportunities for sustainable patterns of travel to develop. Overall, mixed effects are predicted in terms of encouraging travel by sustainable means. Minor mixed effects are predicted.		+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the M27.

# DETAILED ASSESSMENT MATRIX

## ID3153 Land South of Longfield Avenue

Key Development Quanta: 47.6 ha greenfield site beyond USB proposed for approx. 1,250 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. Site not subject to flood risk and is generally neutral in relation to adaptation. Overall minor negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	District heating type initiatives could be particularly suitable for larger sites. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects to existing residents in the south of Fareham. During operation, noise, light and air pollution effects are also possible for existing residents. The site is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ, therefore pollution effects to new residents from existing sources are unlikely. Overall, minor negative effects are anticipated.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site is predominantly open agricultural land, large portions of which are designated for Brent Goose and Wader which could experience disturbance effects or be completely lost to development (69.3% Low Use Site and 16.8% Secondary Support Area). There are no other designated features or priority habitats within the site boundary. Overall minor adverse effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained, e.g. woodland, hedgerows and mature/veteran trees should be incorporated into the layout. New habitats (e.g. woodland, tree/hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats. Proposals will need to comply with requirements of the Solent Waders & Brent Goose Strategy.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with the requirements of D1 & D4 but resource use is likely to increase over the short and long term (materials during construction, water resources & household waste during operation). The majority of the site is ALC Grade 2 (c78%), the majority of which would be lost to development. There are areas of soft sand policy protected minerals in the south west corner of the site which could be sterilised if not extracted prior to development. Moderate negative effects are predicted.	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities. A small scale community orchard or allotment could be considered.



# DETAILED ASSESSMENT MATRIX

## ID3153 Land South of Longfield Avenue

Key Development Quanta: 47.6 ha greenfield site beyond USB proposed for approx. 1,250 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Minor positive effects are predicted.	+	+		Initial	Construction	Local	Medium	Medium	Minor	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham and Stubbington. Minor positive effects are predicted over the long term.	+	+	++	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements, but may include sports and play provision, areas of open space, and improved pedestrian/cycle access into and through the site. The site is well located in relation to existing open spaces with 5 within 300m. Moderate positive effects are predicted.		+	++	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	Yes	If space permits a fitness trail or outdoor gym facilities could be provided as part of the open space proposals.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

## ID3163 195-205 Segensworth Road

Key development Quanta: 0.4 ha brownfield site straddling USB proposed for employment use

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To provide good quality and sustainable housing for all	8 dwellings of mixed type/tenure to be provided. Moderate positive effects predicted in the medium and long term.		+	+	Ongoing	Construction & Operation	Local	Medium	High	Minor	Positive	No	
2	To conserve and enhance built and cultural heritage	No heritage features located within 500m of the site and therefore no heritage impacts are predicted.									Neutral			
3	To conserve and enhance the character of the landscape	The site is located within LLCA 5.1a which is characterised as a Wooded Valley: Heath Associated. The site is located within an 'island' of landscape bounded by busy roads to the west and east and by existing development in Segensworth to the south. On the eastern side of the valley, the landscape is characterised by narrow, linear gardens extending down the valley sides from the rear of residential properties, and small-scale pasture land, typically bounded by strong hedges with abundant mature tree cover and an enclosed character. The area is considered to be of high landscape value and highly susceptible to change. However the site itself does not encroach into the wooded areas which are critical to maintaining the area's landscape character and there is possibility of absorbing some built form within the framework of mature trees along the road and field boundaries. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 5.1): - Protect and strengthen existing woodland through additional planting and appropriate management - Avoid introduction of visually intrusive structures - Reinforce tight settlement boundaries - Follow existing settlement densities and patterns - Be integrated within the existing field pattern and vegetation structure, retaining and reinforcing hedgerows, trees and other mature vegetation - Protect and enhance existing GI assets and provide opportunities for expanding public access and connectivity
4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 5 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located to bus stops (>400m), local shops or community and leisure facilities (>800m), GP surgeries or primary schools (>1200m), secondary schools or train stations (>1600m). It is close to accessible green and play spaces, cafes, play equipment, local centres and major employment areas. Overall the site is considered to have poor accessibility and there are limited opportunities for sustainable patterns of travel to develop. Future travel patterns are likely to be car-oriented due to the proximity to the A27 and J9 of the M27. Negligible negative effects are predicted in the medium and long term.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the A27 and M27.

# DETAILED ASSESSMENT MATRIX

## ID3163 195-205 Segensworth Road

Key development Quanta: 0.4 ha brownfield site straddling USB proposed for employment use

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy on carbon reduction and sustainable energy. Due to the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to the effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. However, Flood Zones 2 and 3 are located only c.25m to the west, southwest and south of the site. Overall negligible negative effects are predicted, particularly during the construction phase.	--	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be retained / re-provided. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects to existing residents in Segensworth. During operation, noise, light and air pollution effects are also likely for existing residents. The site is not within an SPZ. The site is not subject to sources of pollution, including AQMAs or historic landfill sites. The M27 is c.750m to the north of the site and it is screened by intervening development. Therefore potential pollution effects to site users are considered to be low. Overall negligible negative effects are predicted, particularly during the construction phases.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination, water quality and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations in SEA4. Design should consider use of renewable energy as per the recommendations in SEA5 to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
	7	To conserve and enhance biodiversity	Undeveloped parts of the sites are dominated by managed grassland. Sylvan Glade SINC is located c.40 to the west and Lowland Mixed Deciduous Woodland Priority Habitat is present on a small proportion (approx 1%) of the west corner of the site. There are no other designated ecological features within the site boundary. Further Lowland Mixed Deciduous Woodland Priority Habitat borders the site to the west as well as c.30m to the north-east of the site. An area of Ancient Woodland is also located c.80m to the west of the site. The local nature reserve Kites Croft is located c.400m to the south of the site. Disturbance as a result of construction and development of the site may indirectly impact these features. Overall negligible negative effects are predicted, particularly during the construction phase.	-			Initial	Construction	Local	Low	Medium	Negligible	Negative	Yes	Ecological surveys and assessments will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Habitats of greatest interest should be retained, e.g. woodland and mature/veteran trees should be incorporated into the layout. New habitats (e.g. woodland, tree/hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape and visual impacts, and to increase robustness of existing habitats.

# DETAILED ASSESSMENT MATRIX

## ID3163 195-205 Segensworth Road

Key development Quanta: 0.4 ha brownfield site straddling USB proposed for employment use

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with the requirements of policy D1 & D4 regarding sustainability, but resource use is likely to increase over the short, medium and long term (materials during construction, water resources & household waste during operation). The site comprises (pre-1988) 89% ALC Grade 2 and 11% ALC Grade 3 (not defined as 3a or 3b). However a large proportion, if not all, of the site appears to be within the existing residential curtilage and therefore is unlikely to be existing farmland. There are no policy-protected minerals deposits within the site boundary. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase may provide local and accessible employment opportunities. No employment floor space proposed. Negligible positive effects are predicted in the short term.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Locks Heath and east Fareham although their vitality could be diminished through coalescence. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The site is reasonably well located in relation to existing open spaces with 4 within 300m. Overall minor positive effects are predicted.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major		Major
	Positive effect	+		Moderate		Moderate
	Major positive effect	++		Minor		Minor
	Mixed effects	+/-		Negligible		Negligible
	Neutral effect					

# DETAILED ASSESSMENT MATRIX

## ID3228 68 Titchfield Park Road

Key development Quanta; 0.2 ha brownfield site partially within USB proposed for 9 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	9 dwellings are to be provided. Minor positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	Medium	High	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	There is one GII listed building (Course House) c.466m SW, however impacts to its setting are not anticipated due to the distance from the site and the intervening infrastructure. Neutral effects are predicted.									Neutral		No	
	3	To conserve and enhance the character of the landscape	The site is located partially within LLCA 5.1a and immediately adjacent to LLCA 5.1b - this is an 'island' of landscape bounded by busy roads to the west and east (A27 Southampton Road, Segensworth Roundabout and Segensworth Road) and by the rear boundaries of housing along Titchfield Park Road to the south. On the eastern side of the valley, the landscape is characterised by narrow, linear gardens extending down the valley sides from the rear of residential properties, and small-scale pasture land, typically bounded by strong hedges with abundant mature tree cover and an enclosed character. The landscape in proximity to the site is less sensitive due to its lower intrinsic value and landscape quality and there is possibility of absorbing some built form within the framework of mature trees along road and field boundaries. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 5.1): ☐ Protect and extend the extensive cover of existing woodland, trees and other mature vegetation ☐ Pay particular attention to protecting woodland/tree cover in locations with continuous dense 'screen' which maintain perceived separation between urban areas & to maintaining continuous, well-treed boundaries along road corridors ☐ Avoid the introduction of tall buildings or large structures - Reinforce tight settlement boundaries & follow existing settlement densities and patterns - Protect and enhance existing GI assets and provide opportunities for expanding public access and connectivity within the area
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 7 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located with respect to GPs (>1200m), secondary schools, train stations, town centres (>1600m) and bus stops (>400m). It is close to existing accessible green and play spaces, cafes, community and leisure facilities, local shops, local centres, play equipment, and primary schools. Overall the site has good accessibility and there are opportunities for sustainable patterns of travel to develop, although its location close to the road network may encourage car use. Negligible positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the road network.

# DETAILED ASSESSMENT MATRIX

## ID3228 68 Titchfield Park Road

Key development Quanta: 0.2 ha brownfield site partially within USB proposed for 9 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	<p>Proposals will need to comply with policy D1 on carbon reduction &amp; sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change.</p> <p>The site encroaches marginally into an area of flood zone 2 (c.2%) at the western end of the development.</p> <p>Overall minor negative effects are predicted, particularly during the construction phase.</p>	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	<p>Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents along Titchfield Park Road. During operation, noise, light and air pollution effects are also likely for existing residents.</p> <p>The site is not subject to sources of pollution, including AQMAs, the M27 or historic landfill sites, and therefore potential pollution effects to future residents are considered to be minimal.</p>	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site marginally encroaches into the Sylvan Glade SINC (c1%). It should be possible to avoid direct impacts to the SINC by directing development to the eastern part of the site and maintaining a buffer with the SINC. However indirect impacts associated with disturbance are still likely, particularly during construction. Minor negative effects are predicted particularly during construction.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policies D1 & D4 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is 100% ALC Grade 3 agricultural land; the majority of this agricultural resource would be lost to development. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.

# DETAILED ASSESSMENT MATRIX

## ID3228 68 Titchfield Park Road

Key development Quanta; 0.2 ha brownfield site partially within USB proposed for 9 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short to medium term.	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Locks Heath and Titchfield. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. The site encroaches marginally into the Segensworth Copse (Sylvan Glade) (<1%). There are 3 other existing open spaces within 300m. Minor mixed effects are predicted.		+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	No	

# DETAILED ASSESSMENT MATRIX

## ID3231 Land at 51 Greenaway Lane

Key development Quanta; 0.4 ha greenfield site beyond USB proposed for 5 residential dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	5 dwellings are to be provided. Minor positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	Medium	High	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	The nearest heritage features is over 500m away from the site. Impacts to setting are not anticipated due to the distance from the site and the intervening infrastructure. Neutral effects are predicted.									Neutral		No	
	3	To conserve and enhance the character of the landscape	The site is located within LLCA 2.2a. The landscape here is characterised by regular shaped, small to medium sized fields under horticultural crops or pasture, contained within a strong structure of field boundaries, and frequent groups of large-scale glasshouses and agricultural buildings set in large open areas, some of which have been abandoned and have fallen into disrepair. Mixed in with the nurseries are pockets of low-density residential development, small-scale pastures, areas of rough open grassland and developing scrub on abandoned farmland, and blocks/lines of trees. This mix of land uses lends a suburban, fringe character to the area with moderate landscape value and lower sensitivity. The landscape is more tolerant of change and there is scope for development to bring about positive opportunities for new investment in the landscape to return it to good condition and to create a coherent identity and sense of place for the area. Overall minor positive effects are predicted.	-	+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 2.2): <input type="checkbox"/> Avoid damage or disturbance to features of recognised landscape and ecological value - <input checked="" type="checkbox"/> Protect and enhance the extensive cover of woodland, trees, hedgerows and other mature vegetation <input type="checkbox"/> Be designed to contribute to a new, distinctive character for the area, with a strong sense of place and local identity, that reflects past uses and landscape context. <input type="checkbox"/> Avoid coalescence with Locks Heath by providing strong landscape buffers incorporating the existing uninterrupted belt of trees and mature vegetation along Lockwood Road. - Use native species - <input checked="" type="checkbox"/> Maintain and enhance the function and quality of the existing GI network
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 9 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located with respect to GPs (>1200m), major employment areas and train stations (>1600m). It is close to existing accessible green and play spaces, cafes, play equipment, community and leisure facilities, local shops, local centres, primary and secondary schools and bus stops. Overall the site has good accessibility and there are opportunities for sustainable patterns of travel to develop. Negligible positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the road network.



# DETAILED ASSESSMENT MATRIX

## ID3231 Land at 51 Greenaway Lane

Key development Quanta: 0.4 ha greenfield site beyond USB proposed for 5 residential dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone. Overall negligible negative effects are predicted, particularly during the construction phase.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents along Greenaway Lane. During operation, some noise, light and air pollution effects are also likely for existing residents. The site is not subject to sources of pollution, including AQMAs, the M27 or historic landfill sites, and therefore potential pollution effects to future residents are considered to be minimal.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site is predominately comprised of amenity grassland, the garden within the existing residential curtilage with boundary hedgerows. There are no priority habitats recorded within the site boundary. Negligible negative effects are predicted associated with site clearance.	-	-	-	Initial	Construction	Local	Low	Medium	Negligible	Negative	Yes	New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policies D1 and D4 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is located within ALC Grade 2 and Grade 3b agricultural land; however given that the site boundary falls within the existing residential curtilage which is no longer farmed there is no predicted loss of agricultural resource. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.

# DETAILED ASSESSMENT MATRIX

## ID3231 Land at 51 Greenaway Lane

Key development Quanta; 0.4 ha greenfield site beyond USB proposed for 5 residential dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short to medium term.	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Locks Heath and Sarisbury Green. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. There are 7 existing open spaces within 300m.		+	+	Ongoing	Operation	Local	High	Medium	Moderate	Positive	No	

# DETAILED ASSESSMENT MATRIX

## ID3251 Menin House, Privett Road, Fareham

Key development Quanta: 0.4ha brownfield site within the USB proposed for 50 residential dwellings (net gain of 26)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	50 dwellings are to be provided. Minor positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	Medium	High	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	The site is within 100m of the northeast corner of the Titchfield Abbey conservation area. However, intervening vegetation along the railway line to the south and the adjacent Henry Cort Copse will avoid any impacts to its setting. There are no other features directly or indirectly impacted by the site. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is not located within an identified LCA, but LCA 6.2b is located immediately to the west/southwest, close to where the LCA joins 6.2a. These LCAs form part of the upper part of the Meon Valley and occupies a corridor of land contained between the urban edges of Fareham to the east, Titchfield Park to the west and Titchfield to the south. This area is generally of high sensitivity as one of the most distinctive and important landscape resources within the Borough. The LCA identifies that the only opportunities may be to accommodate development within small pockets of undeveloped land within existing residential areas, as is the case for the site in question which has previously been developed. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Negligible	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 6.2): - Protect and enhance features of recognised landscape, ecological, heritage or amenity value particularly in the area around Titchfield Abbey; - Protect and enhance the existing vegetation framework - Maintain the secluded, rural and unspoilt countryside character of the valley landscape - Avoid any significant encroachment into the area beyond the existing urban edges - Be of a small-scale and located only in places where it can be carefully integrated within well-treed, strongly enclosed plots of land in association with existing development - Maintain and enhance the function and quality of the existing GI network - Provide enhancement of the valley landscape and settings of heritage assets through removal or mitigation of intrusive or unsightly features, and restoration of field boundaries
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 9 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located with respect to train stations and major employment (>1600m) or cafes (>1000m). It is close to existing accessible green and play spaces, play equipment, community and leisure facilities, local shops, local centres, GPs, primary and secondary schools, and bus stops. Overall the site has relatively good accessibility and there are opportunities for sustainable patterns of travel to develop. Negligible positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the road network.

# DETAILED ASSESSMENT MATRIX

## ID3251 Menin House, Privett Road, Fareham

Key development Quanta: 0.4ha brownfield site within the USB proposed for 50 residential dwellings (net gain of 26)

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone. Overall negligible negative effects are predicted, particularly during the construction phase.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents along Privett Road. During operation, minimal noise, light and air pollution effects are also likely for existing residents. The site is not subject to sources of pollution, including AQMAs, the M27 or historic landfill sites, and therefore potential pollution effects to future residents are considered to be minimal. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site comprises a 3 storey building with associated garages and amenity grassland. 23.9% of the site comprises Lowland Mixed Deciduous Woodland Priority Habitat on the southern side of the site backing onto the railway line. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, dormouse, reptiles) are possible associated with site clearance and disturbance to the adjacent woodland during operation. The site is immediately adjacent to the Henry Cort Copse SINC which could be impacted during operation via disturbance. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policies D1 and D4 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is not located within agricultural land. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.

# DETAILED ASSESSMENT MATRIX

## ID3251 Menin House, Privett Road, Fareham

Key development Quanta: 0.4ha brownfield site within the USB proposed for 50 residential dwellings (net gain of 26)

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short to medium term.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. The site overlaps with the Privett Road woodland open space (13.5%) which could be lost if not integrated into the proposals; there are 6 other existing open spaces within 300m. Minor mixed effects are predicted.		+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	No	

# DETAILED ASSESSMENT MATRIX

## ID3252 Land North of Henry Cort Drive

Key development Quanta: 1.2ha part brownfield, part greenfield site beyond the USB proposed for 55 residential dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
<b>SEA Objectives</b>	1	To provide good quality and sustainable housing for all	55 dwellings are to be provided. Minor positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	Medium	High	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	The site is within 400m of the northeast corner of the Titchfield Abbey conservation area. However, distance from the site, intervening vegetation along the railway line to the south and the adjacent Henry Cort Community College will avoid any impacts to its setting. There are no other features directly or indirectly impacted by the site. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is not located within an identified LCA, but LCA 6.2b is located immediately to the west/southwest. This LCA forms part of the upper part of the Meon Valley and occupies a corridor of land contained between the urban edges of Fareham to the east, Titchfield Park to the west and Titchfield to the south. This area is generally of high sensitivity as one of the most distinctive and important landscape resources within the Borough. The LCA identifies that the only opportunities may be to accommodate development within small pockets of undeveloped land within existing residential areas, as is the case for the site in question which has previously been developed and is currently in use as a community centre. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Negligible	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 6.2): - Protect and enhance features of recognised landscape, ecological, heritage or amenity value particularly in the area around Titchfield Abbey; - Protect and enhance the existing vegetation framework - Maintain the secluded, rural and unspoilt countryside character of the valley landscape - Avoid any significant encroachment into the area beyond the existing urban edges - Be of a small-scale and located only in places where it can be carefully integrated within well-treed, strongly enclosed plots of land in association with existing development - Maintain and enhance the function and quality of the existing GI network - Provide enhancement of the valley landscape and settings of heritage assets through removal or mitigation of intrusive or unsightly features, and restoration of field boundaries
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 8 of the 12 key accessibility distances mapped by the Council. The site is not particularly well located with respect to train stations and major employment (>1600m), cafes (>1000m) or local shops (>800m). It is close to existing accessible green and play spaces, play equipment, community and leisure facilities, local centres, GPs, primary and secondary schools, and bus stops. Overall the site has relatively good accessibility and there are opportunities for sustainable patterns of travel to develop. Negligible positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the road network.

# DETAILED ASSESSMENT MATRIX

## ID3252 Land North of Henry Cort Drive

Key development Quanta: 1.2ha part brownfield, part greenfield site beyond the USB proposed for 55 residential dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone. Overall negligible negative effects are predicted, particularly during the construction phase.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to the nearest residents along Hillson Drive. During operation, minimal noise, light and air pollution effects are also likely for existing residents. The site is not subject to sources of pollution, including AQMAs, the M27 or historic landfill sites, and therefore potential pollution effects to future residents are considered to be minimal. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site comprises a single storey building with associated parking, play area and amenity grassland. There are no priority habitats within the site boundary, although the site boundaries particularly to the north west are well vegetated. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, dormouse, reptiles) are possible associated with site clearance and disturbance. Further afield is the Henry Cort Copse SINC (c.240m south), but disturbance impacts are considered unlikely. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policies D1 and D4 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is not located within agricultural land but does contain superficial sand and gravel deposits which could be sterilised if not extracted prior to development. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.

# DETAILED ASSESSMENT MATRIX

## ID3252 Land North of Henry Cort Drive

Key development Quanta: 1.2ha part brownfield, part greenfield site beyond the USB proposed for 55 residential dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted over the short to medium term.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. The site sits on top of Henry Cort Community School open space which would be lost to development; there are 5 other existing open spaces, also associated with the school facility, within 300m. Minor negative effects are predicted.		-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	No	

### Key

The 'Duration' column is noted as:	Scale of significance is illustrated as:	
	Negative	Positive
Major negative effect	--	
Negative effect	-	
Positive effect	+	
Major positive effect	++	
Mixed effects	+/-	
Neutral effect		



# DETAILED ASSESSMENT MATRIX

## ID3253 Redoubt Court, Fort Fareham Road, Fareham

Key Development Quanta: 0.4ha brownfield site within the USB proposed for 20 dwellings (net gain 12)

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	To provide good quality and sustainable housing for all	20 dwellings are to be provided, with an overall net gain of 12. Minor positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	Medium	High	Minor	Positive	No	
	2	To conserve and enhance built and cultural heritage	Fort Fareham, designated as a scheduled monument, grade II listed building and a red archaeology alert, is located c.60m to the east of the site at its closest point. Direct impacts are unlikely and given that the monument itself is heavily screened with trees setting impacts are also unlikely. The setting has also already been compromised to some degree by the industrial estate at the centre of the monument. There are also two green archaeology alerts (pillboxes) within 300m of the site but setting impacts are also unlikely due to heavy existing screening. Overall minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is not located within an LCA and there are no known landscape constraints to development. Neutral effects are predicted.									Neutral		No	
	4	To promote accessibility and encourage travel by sustainable means	The site as a whole falls partly within 9 of the 12 key accessibility distances mapped by the Council, but is not within the accessibility distances mapped for train stations (>1600m), GPs (>1200m) and cafes (>1000m). The site is well located with respect to local shops, local centres, primary and secondary schools, bus stops, accessible green and play spaces, play equipment, community and leisure facilities and major employment areas. Overall the site has relatively good accessibility and there are opportunities for sustainable patterns of travel to develop. Negligible positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the road network.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. Site not subject to flood risk and is generally neutral in relation to adaptation. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.

# DETAILED ASSESSMENT MATRIX

## ID3253 Redoubt Court, Fort Fareham Road, Fareham

Key Development Quanta: 0.4ha brownfield site within the USB proposed for 20 dwellings (net gain 12)

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects to existing residents particularly along Fort Fareham Road and Widley Court. During operation, noise, light and air pollution effects are also possible for existing residents. The site is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ, therefore pollution effects to new residents from existing sources are unlikely. Overall, negligible negative effects are anticipated.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.
7	To conserve and enhance biodiversity	The site is currently occupied by 2 storey dwellings surrounded by amenity grassland. There are no biodiversity features, including priority features, within the site. The nearest feature is the Fort Fareham SINC, c.50m to the east. Some disturbance effects may be possible during both construction and operation. Overall negligible negative effects are anticipated.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with the requirements of D1 & D4 but resource use is likely to increase over the short and long term (materials during construction, water resources & household waste during operation). The site does not contain any agricultural land or mineral resources. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted during construction.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham and Stubbington. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. The site does however form part of the Longfield Avenue open space which would be lost to development. There are however 6 other existing open spaces within 300m. Minor negative effects are predicted.		-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

## ID3254 Land West of Dore Avenue, Porchester

Key Development Quanta: 0.3ha greenfield site beyond the USB proposed for 12 dwellings

SEA Objectives	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation	
				Short term	Medium term	Long term										
SEA Objectives	1	To provide good quality and sustainable housing for all	12 dwellings are to be provided. Minor positive effects predicted in the medium and long term.		+	+	Ongoing	Operation	Local	Medium	High	Minor	Positive	No		
	2	To conserve and enhance built and cultural heritage	The nearest heritage features is a green archaeology alert within in alignment of the M27 c.490m north. Therefore there are not considered to be any heritage constraints to development. Neutral effects are predicted.									Neutral		No		
	3	To conserve and enhance the character of the landscape	The site is not located within an LCA as it is located within the urban fringes of Porchester; there are no known landscape constraints to development. Neutral effects are predicted.										Neutral		No	
	4	To promote accessibility and encourage travel by sustainable means	The site as a whole falls partly within 9 of the 12 key accessibility distances mapped by the Council, but is not within the accessibility distances mapped for bus stops (>400m), cafes (>1000m) and secondary schools (>1600m). The site is well located with respect to local shops, local centres, primary schools, train stations, GPs, accessible green and play spaces, play equipment, community and leisure facilities and major employment areas. Overall the site has relatively good accessibility and there are opportunities for sustainable patterns of travel to develop. Negligible positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the road network.	
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D1 on carbon reduction & sustainable energy. But construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. Site not subject to flood risk and is generally neutral in relation to adaptation. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.	
	6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects to existing residents particularly along Dore Avenue and Camelot Crescent. During operation, noise, light and air pollution effects are also possible for existing residents. The site is not subject to significant sources of pollution (e.g. AQMA, M27 or historic landfill) and is not within the SPZ, therefore pollution effects to new residents from existing sources are unlikely. Overall, negligible negative effects are anticipated.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Sustainable transport measures should be incorporated as per the recommendations above (SEA4). Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents.	

# DETAILED ASSESSMENT MATRIX

## ID3254 Land West of Dore Avenue, Porchester

Key Development Quanta: 0.3ha greenfield site beyond the USB proposed for 12 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
7	To conserve and enhance biodiversity	The site is currently occupied by scrubby grassland. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, dormouse, reptiles) are possible associated with site clearance. There are no designated features in and around the site. Overall negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with the requirements of D1 & D4 but resource use is likely to increase over the short and long term (materials during construction, water resources & household waste during operation). The site does not contain any agricultural land or mineral resources. Negligible negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. Negligible positive effects are predicted during construction.	+			Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Porchester. Negligible positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. The site does however form part of the Upper Cornaway Lane open space which would be lost to development. There are however 9 other existing open spaces within 300m. Minor negative effects are predicted.		-	-	Ongoing	Operation	Local	Medium	Medium	Minor	Negative	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible

# DETAILED ASSESSMENT MATRIX

## BL1 Fareham Town Centre Broad Location for Housing Growth

Key Development Quanta: 10.5 ha previously developed site within USB proposed for 620 dwellings

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	620 dwellings of mixed type/tenure to be provided. Moderate positive effects predicted in the medium and long term, increasing as more units come on-line.		+	++	Ongoing	Operation	Sub-regional	High	High	Major	Positive	No	
	2	To conserve and enhance built and cultural heritage	The Growth Area contains or is adjacent to a high density of heritage assets including listed buildings, conservation areas and archaeology alerts. These could be subject to direct physical damage during redevelopment works, but their setting is likely to be improved over the long term by regeneration of the area. Mixed effects are predicted, neutral in the short term (development not expected to start until year 10 of period), negative in medium term, positive in long term.		-	+	Ongoing	Construction & Operation	National	Low	Low	Moderate	Mixed	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is not located within an LCA as it is located within the town centre; there are no known landscape constraints to development. However, regeneration of the town centre is likely to have a positive effect on the townscape over the long term.		+	++	Ongoing	Operation	Local	Medium	High	Minor	Positive	No	
	4	To promote accessibility and encourage travel by sustainable means	The site is in a highly accessible location, being the town centre, and is sustainably located in proximity to a wide range of services and facilities. Minor positive effects are predicted.		+	+	Ongoing	Operation	Local	Medium	High	Minor	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D1 on carbon reduction & sustainable energy. But given the scale of development, construction activities and traffic, as well as consumption of non-renewable energy and the embodied carbon of construction materials, emissions are likely to increase during the construction phase. Similarly, during operation, traffic emissions and any energy consumption from non-renewable resources will contribute to effects of climate change. The site does not fall within the flood zone and is therefore considered to be neutral in relation to adaptation. Overall minor negative effects are predicted.		-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	District heating type initiatives could be particularly suitable for larger sites. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	Construction activities may contribute to air and noise pollution effects, particularly to existing town centre residents. During operation, noise, light and air pollution effects are also likely for existing residents. The site is not within an AQMA but it is adjacent to the Portland Street AQMA which will be a source of air pollution for future residents. Overall, minor negative effects are anticipated.		-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Construction programme should include a CEMP to reduce construction noise, contamination and air quality impacts. Following site investigation, design of remediation strategy should include measures within the CEMP to manage risk of mobilised contaminants. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).  Design should consider use of renewable energy to minimise air quality effects and sensitive lighting schemes to minimise lighting effects to nearby residents. Noise and pollution attenuation measures will be required to protect future residents from the effects of the M27.

# DETAILED ASSESSMENT MATRIX

## BL1 Fareham Town Centre Broad Location for Housing Growth

Key Development Quanta: 10.5 ha previously developed site within USB proposed for 620 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
7	To conserve and enhance biodiversity	The site is previously developed land with very little semi-natural vegetation. Impacts to protected/notable species (e.g. bats, birds) are possible during redevelopment of older buildings. The site is close to (but on the other side of the A27 from) Portsmouth Harbour SPA/Ramsar, although this is unlikely to be directly affected. Negligible negative effects are predicted.		-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Ecological surveys and assessment may be required for some sites within the Growth Area to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. New habitats (e.g. tree and hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, to increase the cover of semi-natural habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with D1 & D4 regarding sustainability, but resource use is likely to increase over the short, medium and long term (materials during construction, water resources & household waste during operation). However, the site is entirely urban. Negligible negative effects are predicted.		-	-	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Negative	Yes	Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling.
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; operation phase would be neutral as no employment or other job-creating uses are proposed. However, increasing the town centre population is likely to have a beneficial effect for retail premises and other community and cultural facilities. Minor positive effects are predicted over the medium to long term.		+	+	Initial	Construction & Operation	Local	Medium	Medium	Minor	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of Fareham Town Centre. Minor positive effects are predicted over the long term.		+	+	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements. The site is somewhat isolated from existing open spaces other than the waterfront. Negligible negative effects are predicted.		-	-	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--			Negative	Positive
	Negative effect	-			Severe	Optimal
	Positive effect	+			Major	Major
	Major positive effect	++			Moderate	Moderate
	Mixed effects	+/-			Minor	Minor
	Neutral effect				Negligible	Negligible

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