



Welborne C G Fry Ltd
Reserved Matters Application

(Phase 3B)
Shadow
Appropriate Assessment

For
Welborne Land Ltd &
Welborne C G Fry Ltd

FINAL: August 2026

Shadow Appropriate Assessment
Welborne C G Fry 3B Residential Reserved Matters Application

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1.0 Introduction

1.1 Outline planning permission was granted for development at Welborne on 30th September 2021. The development comprises 6,000 new homes, 105,000 sqm of employment floorspace and 10,000 sqm of retail floorspace, community use floorspace within new district and village centres, schools and site-wide infrastructure.

1.2 Welborne Land Ltd and Welborne C G Fry Ltd (hereafter referred to as C G Fry) has submitted a Reserved Matters Application (RMA) in part delivery of this outline planning permission. The RMA comprises:

- 75 residential units
- associated parking and landscaping
- associated engineering and construction operations related to the above.

1.3 The formal description of development for which reserved matters are submitted is as follows:

'Reserve Matters Application for 75 units with associated landscaping and infrastructure.'

1.4 Six statutory designated sites of European nature conservation importance lie in proximity to the red line of the C G Fry 3B RMA. These are recognised through a number of statutory nature conservation designations that form part of the National Site Network (NSN):

- Solent and Southampton Water Special Protection Area (SSW SPA),
- Portsmouth Harbour Special Protection Area (PH SPA)
- Solent Maritime Special Area of Conservation (SM SAC)
- Solent and Dorset Coast Special Protection Area (S&DC SPA)
- New Forest Special Protection area (NF SPA)
- New Forest Special Area of Conservation (NF SAC)

1.5 The site also lies within close proximity to the Solent and Southampton Water Ramsar, the Portsmouth Harbour Ramsar and the New Forest Ramsar sites.

1.6 All sites, inclusive of Ramsar sites, receive statutory protection under the Conservation of Habitats & Species Regulations 2017 (as amended) Habitats Regulations which transpose the requirements of the European Council Directives on the Conservation of Natural Habitats and of Wild Fauna and Flora (42/43/EEC) and the Conservation of Wild Birds (2009/147/EC) into domestic legislation. The

Habitats Regulations afford a high level of protection to sites classified as SPAs as areas that hold significant populations of certain bird species (SPAs). They also afford the same level of high protection to tracts of land supporting habitats or rare species (other than birds) considered scarce or vulnerable at a European community level (SACs) and wetlands of international importance (Ramsar sites).

- 1.7 Natural England has advised that Fareham Borough Council (FBC), as competent authority under the Habitats Regulations, must screen all RMA's submitted for potential impacts on the protected National Site Network (NSN).
- 1.8 This report has been prepared to provide information to FBC that will allow them to carry out an appropriate assessment in the Council's capacity as Competent Authority under the Habitat Regulations.

Scope of Appropriate Assessment

- 1.9 Table 1 below considers each site listed in paragraph 1.4 above to identify which require consideration as part of an appropriate assessment for the C G Fry 3B RMA.

Table 1: Analysis to determine scope of Appropriate Assessment

Site	Distance from site	Commentary	Included in HRA
Solent & Southampton Water SPA	South West 5.86km	The C G Fry 3B RMA includes residential development and lies north of Knowle Road. The application site lies within a risk zone identified in Policy NE4 of the Fareham Local Plan ¹ . Development leading to increased levels of nitrogen entering the SPA require mitigation.	✓
Solent & Southampton Water Ramsar	South West 5.86km	The C G Fry 3B RMA includes residential development and lies north of Knowle Road. The application site lies within a risk zone identified in Policy NE4 of the Fareham Local Plan. Development leading to increased levels of nitrogen entering the Ramsar require mitigation.	✓
Solent Maritime SAC	West 5.24km	The C G Fry 3B RMA includes residential development and lies north of Knowle Road. The	✓

¹ Fareham Borough Council. 2023. Fareham Local Plan. Adopted April 2023.
https://www.fareham.gov.uk/pdf/planning/local_plan/1.FLP2037.pdf

		application site lies within a risk zone identified in Policy NE4 of the Fareham Local Plan. Development leading to increased levels of nitrogen entering the SAC require mitigation.	
Portsmouth Harbour SPA	South 3.59Km	The C G Fry 3B RMA includes residential development and lies north of Knowle Road. The application site lies within a risk zone identified in Policy NE4 of the Fareham Local Plan. Development leading to increased levels of nitrogen entering the SPA require mitigation and identified in Policy NE4 of the Local Plan.	✓
Portsmouth Harbour Ramsar	South 3.59Km	The C G Fry 3B RMA includes residential development and lies north of Knowle Road. The application site lies within a risk zone identified in Policy NE4 of the Fareham Local Plan. Development leading to increased levels of nitrogen entering the Ramsar require mitigation and identified in Policy NE4 of the Local Plan.	✓
Solent & Dorset Coast SPA	South 3.59km	This SPA protects the open water feeding grounds for internationally important populations of common, sandwich and little terns. The effects of increased nitrogen on the open waters of the Solent and Dorset Coast to provide adequate fish resources for foraging terns is unclear.	✓
New Forest SPA	West 15.18km	Straight line distance from nearest point of C G Fry 3B RMA red line to the nearest part of the SPA falls outside of the 15km zone identified by Natural England as the distance at which EIA development must consider whether it will have any adverse recreational impacts. However, as part of the larger Welborne scheme, it falls within the 15km zone and it is therefore screened in.	✓
New Forest SAC	West 15.18km	Straight line distance from nearest point of C G Fry 3B RMA red line to the nearest part of the SAC falls	✓

		outside of the 15km zone identified by Natural England as the distance at which EIA development must consider whether it will have any adverse recreational impacts. However, as part of the larger Welborne scheme, it falls within the 15km zone and it is therefore screened in.	
New Forest Ramsar	West 15.18km	Straight line distance from nearest point of C G Fry 3B RMA red line to the nearest part of the Ramsar falls outside of the 15km zone identified by Natural England as the distance at which EIA development must consider whether it will have any adverse recreational impacts. However, as part of the larger Welborne scheme, it falls within the 15km zone and it is therefore screened in.	✓

1.10 This document provides information for Natural England and FBC to determine whether the C G Fry 3B RMA is likely to have a significant effect on the nature conservation sites identified in the table above, such that appropriate assessment is required. It builds on the Appropriate Assessment carried out by FBC in determination of the outline planning consent and needs only address any material change in impact or guidance that has occurred since.

2.0 Legislative and policy framework

Statutory framework

Tests of the Habitats Regulations

- 2.1. Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites receive statutory protection under the Habitats Regulations.
- 2.2. Regulation 63 of the Habitats Regulations requires that a competent authority (in this instance, FBC) must assess whether land use plans or proposed developments could adversely affect a site forming part of the NSN. This requires a process known as a Habitat Regulations Assessment (HRA) and extends to include Reserved Matters Applications where there is a material change in relevant circumstance and/or they generate additional considerations to those within the HRA forming part of the outline consent.
- 2.3. Natural England has advised that FBC will need to screen each RMA coming forward under the outline consent for Welborne for potential impacts on the protected National Site Network (NSN) sites of the Solent and the New Forest, with reference to additional nutrient loading generated by new residential accommodation and recreational impacts respectively.
- 2.4. For the Habitats Sites of the Solent, the reason for this is that the nutrient budget calculators used to establish the scheme as 'better than nitrogen neutral' at the time of the appropriate assessment for the outline permission, have since updated.
- 2.5. For the Habitats Sites of the New Forest, new work quantifying the effects of visitor pressure on New Forest habitats as completed since the appropriate assessment for the outline consent was completed. This warrants review and requires assessment as part of the RMA specific HRA.
- 2.6. The HRA requires two tests under Regulation 63(1) of the Habitats Regulations.
 - **Test 1:** having ascertained that the plan or project (or RMA) is not directly connected to, or necessary for site management for nature conservation, the first test of the HRA, commonly referred to as a screening test, considers whether or not the plan or project is likely to have a significant effect on a European site either alone or in combination with other plans or projects.

A significant effect is any effect that would undermine the conservation objectives for the respective European site and may include physical loss and/or damage of a habitat, disturbance effects, changes to water

availability, deposition of contaminants through changes in air quality etc.

Following a European Court Judgement (ECJ) *People Over Wind and Sweetman v Coillte Teoranta* (C-323/17), '*measures intended to avoid or reduce impacts on a European site cannot at the same time be regarded as part of the "project"*'² and must be excluded from assessing whether a project is likely to have a significant effect, either alone or in combination with other plans and projects.

- **Test 2:** the second test of the HRA is relevant to those that are screened as likely to have a significant effect alone or in combination with other plans or projects and requires an appropriate assessment. The role of the appropriate assessment is to consider the implications of the plan or project for the conservation objectives of the European sites in question and determine whether they will have an adverse effect on the integrity of the site. In carrying out an appropriate assessment, a local authority must have regard to the manner in which the project (or RMA) is proposed to be carried out, or to any conditions or restrictions subject to which it proposes that the consent, permission or other authorisation should be given.

Conservation objectives

- 2.4 Conservation objectives are identified for all European sites and cover all features that qualify the site for classification or designation. The conservation objectives apply under the Habitats Regulations, Habitats Directive and Wild Birds Directive, and must be considered during a Habitats Regulation Assessment, including an Appropriate Assessment.
- 2.5 For Ramsar sites, a decision has been made by Defra and Natural England not to produce Conservation Advice packages, focusing instead on the production of High-Level Conservation Objectives because it's considered that conservation advice available for overlapping European Marine Sites is sufficient to support the management of Ramsar interests³. European Marine Sites (EMSs) are those areas below mean high water designated as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
- 2.6 The Solent European Marine Sites (SEMS) is one of a number of European marine sites in the UK that are designated as internationally important sites for their habitats and species. SEMS covers the harbours, estuaries, areas of open coast and inshore water around the Solent and includes the SSW SPA, PH SPA and the SM SAC. As a matter of policy, the provisions of the Habitats

² <https://insideecology.com/2018/05/01/habitat-regulations-assessments-no-more-screening-out-withmitigation-measures/>

³ <https://www.gov.uk/government/publications/conservation-advice-for-marine-protected-areas-project-background/marine-conservation-advice-project-summary>

Regulations relating to Habitat Regulations Assessments (HRAs) extend to Ramsar sites. For the purposes of this assessment, the conservation objectives of the SSW SPA, SM SAC and PH SPA are considered to address all relevant interest features in the corresponding Ramsar sites.

Policy framework

- 2.7 An established policy framework is in place to support the assessment of the C G Fry 3B RMA under the Habitats Regulations.

Welborne Plan

- 2.8 The adopted Welborne Plan⁴ forms part 3 of the Fareham Borough Local Plan and states that any potentially adverse effects arising from the development of Welborne on Natura 2000 sites identified through the HRA must be either avoided or fully mitigated.

Nutrient neutrality

- 2.11 The C G Fry 3B RMA falls within the catchment of the Solent NSN sites that are sensitive to nitrate loading. Natural England issued new guidance^{5,6,7} for assessing the nutrient loading to Solent sites in March 2022, inclusive of a new calculator. Following a series of new calculators, new guidance and the most recent calculator is now available from a dedicated website hosted by Natural England⁸. The guidance supporting these subsequent versions of the calculator remains unchanged to that supporting the first. The most recent version provides the basis for new calculations relevant to providing a nitrogen budget for the C G Fry 3B RMA.

Recreational disturbance from new development on NSN sites of the New Forest

- 2.15 In December 2021, FBC adopted an Interim Strategy⁹ setting out an approach to mitigating impacts on the protected sites of the New Forest. The Strategy set out a response to research carried out by a number of local authorities in and around the

⁴ <https://www.fareham.gov.uk/PDF/planning/LP3WelborneAdopted.pdf>

⁵ Natural England & Ricardo Energy, March 2022. Nutrient Budget Calculator Guidance Document
Guidance for completion of a nutrient budget using the nutrient budget calculator tool

⁶ Natural England & Ricardo Energy, February 2022. Nutrient Neutrality Generic Methodology

⁷ Natural England, February 2022. Nutrient neutrality principles and use of Diffuse Water Pollution Plans (DWPPs) and Nutrient Management Plans (NMPs)

⁸ <https://www.gov.uk/government/collections/tools-and-resources-for-calculating-nutrient-neutrality>

⁹ <https://moderngov.fareham.gov.uk/documents/s29833/Implications%20of%20Natural%20England%20advice%20on%20New%20Forest%20Recreational%20Disturbance.pdf>

New Forest, which was carried out to understand the impacts of recreation arising from new development on the qualifying features of the New Forest NSN sites. The work was carried out by the specialist consultants Footprint Ecology and involved a comprehensive survey of recreational use of the New Forest using techniques such as onsite interviews, telephone surveys and vehicle counts. The focus of the work was to establish the extent of the zone of influence relevant to those exerting pressure on the Forest through travelling from home on short visits, as distinct to tourists.

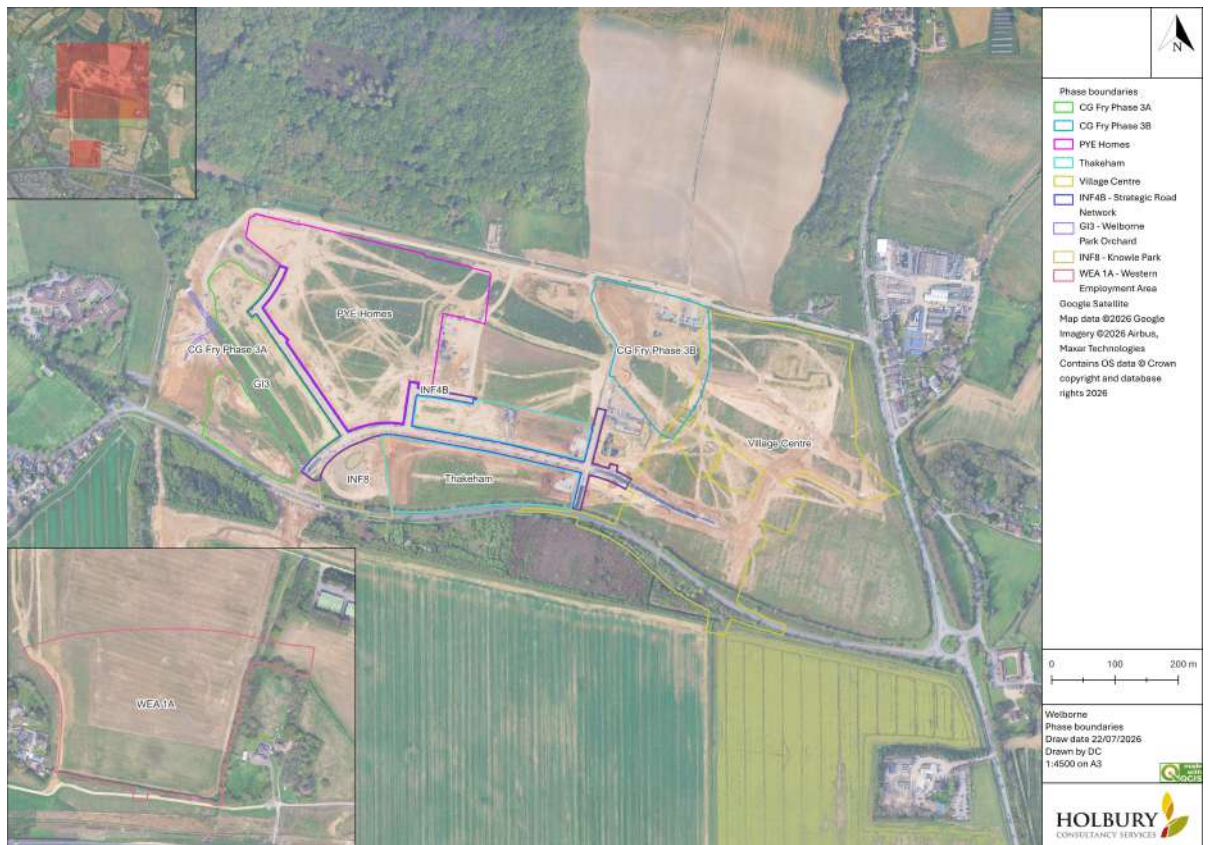
- 2.16 FBC's Interim Mitigation Strategy identifies a zone established by a 13.8km straight line distance to the closest part of the designated New Forest. Within this zone, new residential development will be required to make a financial contribution towards the provision of new green spaces or the enhancement of existing green spaces including provision for their long-term maintenance and management costs. These enhancements are designed to deter people from visiting the New Forest and any adverse effect on integrity of the protected sites in that location. In addition, the Strategy states that Natural England advise that sites requiring Environmental Impact Assessment (EIA) within a 15km straight line distance of the Forest should also formally consider their impact of the New Forest protected sites. It goes on to state that FBC, as competent authority under the Habitats Regulations, must have regard to Natural England's advice as a statutory consultee, and should only depart from this advice for justified reasons. The Strategy states that these might include further alternative evidence that Fareham developments should be excluded from requiring any mitigation, or mitigation to a lesser degree.
- 2.17 FBC's adoption of the Interim Mitigation Solution is a material change to the policy framework that supported the original Shadow Appropriate Assessment. As a result, Habitats Regulations Assessments (HRA's) for RMA's that flow from the outline consent must address this issue.

3.0 Development proposals and site description

3.1 The C G Fry 3B RMA submitted to FBC seeks approvals for residential delivery at Welborne. The RMA includes details of:

- 75 residential units
- parking and landscaping
- associated engineering and construction operations related to the above.

3.2 The C G Fry scheme extends to 3.12 ha, is located just north of Knowle Road and is coming forward in the context of a series of previous RMA's that have already been consented and are part built out. These include x3 residential schemes currently being built out by Thakeham, Pye Homes and C G Fry (who are already present on site), the Village Centre, which includes residential elements and green infrastructure inclusive of Welborne Park Orchard and Knowle Park. Collectively, these RMA's, along with the current C G Fry scheme will continue to deliver the roll out of Welborne north of Knowle Road. In addition, the Western Employment Area to the west of Dean Farm has also been consented and will shortly be built out.



3.3 The scheme will be delivered on land that for the most part has been in active cereal production until recently, with some scrub and grassland in small areas. The red line of the RMA includes both freely draining and impeded soil types.

4.0 Baseline

- 4.1 The following section sets out the location, designation criteria and conservation objectives of the NSN sites to be included in this appropriate assessment.

Solent and Southampton Water SPA/Ramsar

- 4.2 The SSW SPA extends from Hurst Spit to Hill Head along the south coast of Hampshire, and from Yarmouth to Whitecliff Bay along the north coast of the Isle of Wight. The site comprises a series of estuaries and harbours with extensive mud-flats and saltmarshes together with adjacent coastal habitats including saline lagoons, shingle beaches, reedbeds, damp woodland and grazing marsh. The mud-flats support beds of *Enteromorpha* spp. and *Zostera* spp. and have a rich invertebrate fauna that forms a food resource for the estuarine birds. In summer, the site is of importance for breeding seabirds, including gulls and four species of terns. In winter, the SPA holds a large and diverse assemblage of waterbirds, including geese, ducks and waders. Dark-bellied brent geese *Branta bernicla bernicla* also feed in surrounding areas of agricultural land outside the SPA. The RMA for the resident housing lies within 5.4km of the SSW SPA.

Qualifying features

- 4.3 The SSW SPA qualifies under Article 4.1 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the GB population of a species listed on Annex I in any season¹⁰:
- Mediterranean gull *Larus melanocephalus* – 2 pairs - representing 8.2 – 13.9% of the GB breeding population (5 year peak mean. Count years 1994-1998).
 - Little tern *Sterna albifrons* – 49 pairs - representing 2% of the GB breeding population (5 year peak mean. Count years 1993-1997).
 - Roseate tern *Sterna dougallii* – 2 pairs - representing 3.1% of the GB breeding population (5 year peak mean. Count years 1993-1997).
 - Common tern *Sterna hirundo* – 267 pairs – representing 2.2% of the GB breeding population (5 year peak mean. Count years 1993-1997).
 - Sandwich tern *Sterna sandvicensis* – 231 pairs – representing 1.7% of the GB breeding population (5 year peak mean. Count years 1993-1997).
- 4.4 The breeding bird assemblage of the SSW SPA is largely confined to saltmarsh habitats west of the Beaulieu River or nature reserves such as Titchfield Haven.

¹⁰ <https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9011061>

The Mediterranean gull colony in Langstone Harbour is currently the largest colony in Hampshire and appears to be attracting most of the breeding birds from along the Solent coast. The breeding tern colonies are mostly associated with salt-marsh habitats or artificial lagoons and are largely inaccessible during the breeding season.

4.5 The site also qualifies under Article 4.2 of the Directive (79/409/EEC) because it is used regularly by 1% or more of the biogeographic population of a regularly occurring migratory species (other than those listed on Annex I) in any season:

- Eurasian teal *Anas crecca* (North-western Europe) – 4400 - representing 1.1% of the population (5 year peak mean, 1992/3-1996/7).
- Dark-bellied brent goose *Branta bernicla bernicla* (Western Siberia/Western Europe) - 7506 – representing 2.5% of the population (5 year peak mean, 1992/3-1996/7).
- Ringed plover *Charadrius hiaticula* (Europe/Northern Africa - wintering) – 552 - representing 1.1% of the population (5 year peak mean, 1992/3-1996/7).
- Black-tailed godwit *Limosa limosa islandica* (Iceland - breeding) – 1125 - representing 1.6% of the population (5 year peak mean, 1992/3-1996/7).

4.5 The site is also regularly used by over 20000 waterfowl (as defined by the Ramsar Convention) in any season. Five year peak mean 51361 (1992/93 – 1996/97).

4.6 Solent and Southampton Water also qualifies as a Ramsar site under four criteria (1, 2, 5 and 6):

- **Criterion 1:** The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.
- **Criterion 2:** The site supports an important assemblage of rare plants and invertebrates. At least thirty three (33) British Red Data Book invertebrates and at least eight (8) British Red Data Book plants are represented.
- **Criterion 5:** The site contains avian assemblages of international importance whereby species with peak counts in winter are 51,343 waterfowl (5 year peak mean 1998/99-2002/2003).
- **Criterion 6:** A wetland should be considered internationally important if it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird.
Species with peak counts in winter are:
 - Black-tailed godwit, *Limosa limosa islandica*, (Iceland/W Europe) - 1,240

individuals, representing an average of 2.6% of the population (5 year peak mean 1998/9-2002/3);

- Dark-bellied brent goose, *Branta bernicla bernicla* - 6,456 individuals, representing an average of 3.2% of the population (5 year peak mean 1998/9-2002/3); and
- Eurasian teal, *Anas crecca* (NW Europe) - 5,514 individuals, representing an average of 1.1% of the population (5 year peak mean 1998/9-2002/3).

Species with peak counts in spring/autumn are:

- Ringed plover *Charadrius hiaticula* (Europe/Northwest Africa) – 397 individuals, representing an average of 1.2% of the GB population (5 year peak mean 1998/9-2002/3).

Conservation objectives

- 4.7 The conservation objectives of the SSW SPA are set out in a Natural England publication¹¹ and are set for each qualifying feature for which the site is classified. Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed), and subject to natural change:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- *The extent and distribution of the habitats of the qualifying features*
- *The structure and function of the habitats of the qualifying features*
- *The supporting processes on which the habitats of the qualifying features rely*
- *The population of each of the qualifying features*
- *The distribution of the qualifying features within the site.*

Portsmouth Harbour SPA/Ramsar

- 4.8 Portsmouth Harbour is a large industrialised estuary and includes one of the four largest expanses of mud-flats and tidal creeks on the south coast of Britain¹². The mud-flats support large beds of narrow-leaved eelgrass *Zostera*

¹¹ Natural England, 2014: European Site Conservation Objectives for Solent & Southampton Water Special Protection Area. Site Code: UK9011061.

¹² <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1003174>

angustifolia and dwarf eelgrass *Z. noltii*, extensive green algae beds, mainly *Enteromorpha* species, and sea lettuce *Ulva lactuca*. Portsmouth Harbour has only a narrow connection to the sea via the Solent, and receives comparatively little fresh water, thus giving it an unusual hydrology. The site supports important numbers of wintering dark-bellied brent geese *Branta b. bernicla*, which feed also in surrounding agricultural areas away from the SPA. The RMA for the residential housing lies approximately 3.65km of the PH SPA.

4.9 Portsmouth Harbour qualifies as a SPA under Article 4.2 of the Directive (79/409/EEC) by supporting internationally or nationally important wintering populations of the following species of migratory water fowl:

- Dark-bellied brent goose *Branta bernicla bernicla* - 2290 – representing 1.3% of the north-west European population and 2.5% of the British wintering population (5 year peak mean, 1986/87-1990/91).
- Red breasted merganser *Mergus serrator* – 100 - representing 1% of the British wintering population (5 year peak mean, 1986/87-1990/91).
- Black-tailed godwit *Limosa limosa islandica* – 70 - representing over 1% of the British wintering population (5 year peak mean, 1986/87-1990/91).
- Dunlin *Calidris alpina* – 8010 - representing over 1% of the British wintering population (5 year peak mean, 1986/87-1990/91).

4.10 Portsmouth Harbour also qualifies as a Ramsar site under two criteria (3 and 6):

- **Criterion 3:** The intertidal mudflat areas possess extensive beds of narrow-leaved and dwarf eelgrass, which support the grazing dark-bellied brent geese populations. The mud-snail *Hydrobia ulvae* is found at extremely high densities, which helps to support the wading bird interest of the site. Common cord-grass *Spartina anglica* dominates large areas of the saltmarsh and there are also extensive areas of green algae *Enteromorpha* spp. and sea lettuce *Ulva lactuca*. More locally the saltmarsh is dominated by sea purslane *Halimione portulacoides* which gradates to more varied communities at the higher shore levels. The site also includes a number of saline lagoons hosting nationally important species.
- **Criterion 6:** A wetland should be considered internationally important if it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird.
Species with peak counts in winter are:
 - Dark-bellied brent goose - 2,105 individuals, representing an average of 2.1% of the GB population (5 year peak mean 1998/9-2002/3);

Conservation objectives

4.11 The conservation objectives of the PH SPA are set out in a Natural England

publication¹³ and are set for each qualifying feature for which the site is classified. Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive. The conservation objectives are as follows:

With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed), and subject to natural change:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- *The extent and distribution of the habitats of the qualifying features*
- *The structure and function of the habitats of the qualifying features*
- *The supporting processes on which the habitats of the qualifying features rely*
- *The population of each of the qualifying features*
- *The distribution of the qualifying features within the site.*

Solent Maritime Special Area of Conservation (SAC)

- 4.12 The C G Fry residential RMA lies approximately 4.75km from the closest point of the SM SAC. The Annex I habitats that are a primary reason for selection of this site are:

1130 Estuaries

The Solent encompasses a major estuarine system on the south coast of England with four coastal plain estuaries (Yar, Medina, King's Quay Shore, Hamble) and four bar-built estuaries (Newtown Harbour, Beaulieu, Langstone Harbour, Chichester Harbour). The site is the only one in the series to contain more than one physiographic sub-type of estuary and is the only cluster site. The Solent and its inlets are unique in Britain and Europe for their hydrographic regime of four tides each day, and for the complexity of the marine and estuarine habitats present within the area. Sediment habitats within the estuaries include extensive estuarine flats, often with intertidal areas supporting eelgrass *Zostera* spp. and green algae, sand and shingle spits, and natural shoreline transitions. The mudflats range from low and variable salinity in the upper reaches of the estuaries to very sheltered almost fully marine muds in Chichester and Langstone Harbours. Unusual features include the presence of very rare sponges in the Yar estuary and a sandy

¹³ Natural England, 2014: European Site Conservation Objectives for Portsmouth Harbour Special Protection Area. Site Code: UK9011051.

'reef' of the polychaete *Sabellaria spinulosa* on the steep eastern side of the entrance to Chichester Harbour.

1320 *Spartina* swards (*Spartinion maritimae*)

The Solent contains the second-largest aggregation of Atlantic salt meadows in south and south-west England. Solent Maritime is a composite site composed of a large number of separate areas of saltmarsh. In contrast to the Severn estuary, the salt meadows at this site are notable as being representative of the ungrazed type and support a different range of communities dominated by sea-purslane *Atriplex portulacoides*, common sea-lavender *Limonium vulgare* and thrift *Armeria maritima*. As a whole the site is less truncated by man-made features than other parts of the south coast and shows rare and unusual transitions to freshwater reedswamp and alluvial woodland as well as coastal grassland. Typical Atlantic salt meadow is still widespread in this site, despite a long history of colonisation by cord-grass *Spartina* spp.

4.12 Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- 1110 Sandbanks which are slightly covered by sea water all the time
- 1140 Mudflats and sandflats not covered by seawater at low tide
- 1150 Coastal lagoons (priority feature)
- 1210 Annual vegetation of drift lines
- 1220 Perennial vegetation of stony banks
- 1310 *Salicornia* and other annuals colonising mud and sand
- 2120 "Shifting dunes along the shoreline with *Ammophila arenaria* ("white dunes")

4.13 Annex II species present as a qualifying feature, but not a primary reason for site selection: 1016 Desmoulin's whorl snail *Vertigo moulinsiana*¹⁴.

Conservation objectives

4.14 The conservation objectives of the SM SAC are set out in a Natural England publication¹⁵ and are set for each qualifying feature Annex 1 habitat & Annex 2 species for which the site is classified. Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving Favourable Conservation Status for that habitat type at a UK level. The term 'favourable conservation status' is defined in Article 1 of the Habitats

¹⁴ <https://designatedsites.naturalengland.org.uk/SiteGeneralDetail.aspx?SiteCode=UK0030059&SiteName=solent%20maritime%20sac&countyCode=&responsiblePerson=&SeaArea=&IFCAArea=>

¹⁵ Natural England, 2014: European Site Conservation Objectives for Solent Maritime Special Area of Conservation. Site Code: UK0030059.

Directive. The conservation objectives are as follows:

With regard to the SAC and the natural habitats and/or species for which the site has been designated (the 'Qualifying Features' listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- *The extent and distribution of qualifying natural habitats and habitats of qualifying species*
- *The structure and function (including typical species) of qualifying natural habitats*
- *The structure and function of the habitats of qualifying species*
- *The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely*
- *The populations of qualifying species*
- *The distribution of qualifying species within the site.*

Solent & Dorset Coast Special Protection Area (SPA)

- 4.15 The Solent and Dorset Coast Special Protection Area (SPA) was classified in January 2020 to protect important foraging areas at sea used by terns from colonies within adjacent, already classified, SPAs. The qualifying interest features of the SPA are common tern, Sandwich tern and little tern. Solent and Dorset Coast SPA qualifies under Stage 1.1 by regularly supporting more than 1% of the GB population of Sandwich tern, common tern and little tern, species listed in Annex I of the Birds Directive¹⁶.
- 4.16 The SPA covers all areas to the mean high-water mark in Portsmouth Harbour, sub-tidal areas with Southampton Water and the River Hamble (below the mean low water mark) and to the mean high water mark along the coast where terns are not already a qualifying feature of existing SPAs between Worbarrow Bay in Dorset and Bognor Regis in West Sussex. It does not cover the sub-tidal areas of Langstone and Chichester Harbour where the landward boundary is formed by the mean low water as breeding terns are already a feature of the Chichester and Langstone Harbours SPA.
- 4.17 Conservation objectives for the SPA were published in February 2020¹⁷ as follows:

¹⁶ Natural England (2016) Solent and Dorset Coast potential Special Protection Area (pSPA). Departmental brief.

¹⁷ Natural England, 2020: European Site Conservation Objectives for Solent & Dorset Coast Special Protection Area (2020).

With regard to the potential SPA and the individual species and/or assemblage of species for which the site may be classified and subject to natural change these are to ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- *The extent and distribution of the habitats of the qualifying features*
- *The structure and function of the habitats of the qualifying features*
- *The supporting processes on which the habitats of the qualifying features rely*
- *The population of each of the qualifying features, and,*
- *The distribution of the qualifying features within the site.*

New Forest SPA

4.18 The NF SPA qualifies under Article 4.1 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I in any season:

- Dartford warbler – 454 pairs representing 75% of the GB breeding population
- Nightjar – 300+ pairs representing 15% of the GB breeding population
- Woodlark – 51 - 54 pairs representing 24% of the GB breeding population
- Honey buzzard (*Pernis apivorus*) – 2 pairs representing 7% of the GB breeding population
- Hen harrier – 15 individuals representing 2% of the GB wintering population

4.19 The site also qualified under Article 4.2 of the Directive (79/409/EEC) by supporting populations of European importance of the following species listed on Annex I during the breeding season:

- Hobby - 2 pairs representing 3% of the GB breeding population
- Wood warbler (*Phylloscopus sibilatrix*) - 350 pairs representing 3% of the GB breeding population

Conservation objectives

4.20 The conservation objectives of the NF SPA are set out in a Natural England publication and are set for each qualifying feature for which the site is classified. Where the objectives are met, the site will be considered to

exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive. *With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the 'Qualifying Features' listed), and subject to natural change:*

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;

- *The extent and distribution of the habitats of the qualifying features*
- *The structure and function of the habitats of the qualifying features*
- *The supporting processes on which the habitats of the qualifying features rely*
- *The population of each of the qualifying features*
- *The distribution of the qualifying features within the site.*

New Forest Ramsar

- 4.21 The New Forest is an area of semi-natural vegetation including valley mires, fens and wet heath within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. The habitats present are of high ecological quality and diversity with undisturbed transition zones.
- 4.22 The suite of mires is regarded as the locus classicus of this type of mire in Britain. Other wetland habitats include numerous ponds of varying size and water chemistry including several ephemeral ponds and a network of small streams mainly acidic in character which have no lowland equivalent in the UK. The plant communities in the numerous valleys and seepage step mires show considerable variation, being affected especially by the nutrient content of groundwater. In the most nutrient-poor zones, Sphagnum bog-mosses, cross-leaved heath, bog asphodel, common cottongrass and similar species predominate. In more enriched conditions the communities are more fen-like.
- 4.23 The New Forest qualifies as a Ramsar site under three criteria (1, 2, and 3):
- *Criterion 1: Valley mires and wet heaths are found throughout the site and are of outstanding scientific interest. The mires and heaths are within catchments whose uncultivated and undeveloped state buffer the mires against adverse ecological change. This is the largest concentration of intact valley mires of their type in Britain.*
 - *Criterion 2: The site supports a diverse assemblage of wetland plants and animals including several nationally rare species. Seven species of nationally rare plant are found on the site, as are at least 65 British Red Data Book species of invertebrate.*

- *Criterion 3: The mire habitats are of high ecological quality and diversity and have undisturbed transition zones. The invertebrate fauna of the site is important due to the concentration of rare and scarce wetland species. The whole site complex, with its examples of semi-natural habitats is essential to the genetic and ecological diversity of southern England.*

4.24 The site supports populations of national importance of 28 higher plants, nationally important breeding populations of Dartford warbler and wintering hen harrier. Internationally important populations of southern damselfly and stag beetle (*Lucanus cervus*). Nationally important species occurring on site include great crested newt, brook lamprey and bullhead. Over 180 notable invertebrates are listed on the Ramsar designation sheet.

The New Forest SAC

4.25 The Annex I habitats that are a primary reason for selection of this site are:

3110 Oligotrophic waters containing very few minerals of sandy plains:
Littorelletalia uniflorae

Hatchet Pond in the New Forest in the south of England is in fact three ponds, one of which is an example of an oligotrophic waterbody amidst wet and dry lowland heath developed over fluvial deposits. It contains shoreweed (*Littorella uniflora*) and isolated populations of northern species such as bog orchid and floating bur-reed (*Sparganium angustifolium*), alongside rare southern species such as Hampshire-purslane (*Ludwigia palustris*). Hatchet Pond is therefore important as a southern example of this lake type where northern species, more common in the uplands of the UK, co-exist with southern species.

3130 Oligotrophic to mesotrophic standing waters with vegetation of the
Littorelletea uniflorae and/or of the *Isoeto-Nanojuncetea*.

In the New Forest vegetation of the *Littorelletea uniflorae* and/or of the *Isoeto-Nanojuncetea* occurs on the edge of large temporary ponds, shallow ephemeral pools and poached damp hollows in grassland, which support a number of specialist species in a zone with toad rush (*Juncus bufonius*). These include the two nationally scarce species coral-necklace (*Illecebrum verticillatum*) and yellow centaury, often in association with allseed (*Radiola linoides*) and chaffweed (*Anagallis minima*). Heavy grazing pressure is of prime importance in the maintenance of the outstanding flora of these temporary pond communities. Livestock maintain an open habitat, controlling scrub ingress, and trampling the surface. Commoners' animals also transport seed in their hooves widely from pond to pond where suitable habitat exists. Temporary ponds occur throughout the Forest in depressions capable of holding water for part of the year. Most

ponds are small (between 5-10 m across) and, although great in number, amount to less than 10 ha in total area.

4010 Northern Atlantic wet heaths with *Erica tetralix*.

The New Forest contains the most extensive stands of lowland northern Atlantic wet heaths in southern England, mainly of the M16 *Erica tetralix* – *Sphagnum compactum* type. M14 *Schoenus nigricans* – *Narthecium ossifragum* mire is also found on this site. The wet heaths are important for rare plants, such as marsh gentian and marsh clubmoss, and a number of dragonfly species, including the scarce blue-tailed damselfly (*Ischnura pumilio*) and small red damselfly (*Ceriatagrion tenellum*). There is a wide range of transitions between wet heath and other habitats, including dry heath, various woodland types, *Molinia* grasslands, fen, and acid grassland. Wet heaths enriched by bog myrtle (*Myrica gale*) are a prominent feature of many areas of the Forest. Unlike much lowland heath, the New Forest heaths continue to be extensively grazed by cattle and horses, favouring species with low competitive ability.

4030 European dry heaths

The New Forest represents European dry heaths in southern England and is the largest area of lowland heathland in the UK. It is particularly important for the diversity of its habitats and the range of rare and scarce species which it supports. The New Forest is unusual because of its long history of grazing in a traditional fashion by ponies and cattle. The dry heaths of the New Forest are of the H2 *Calluna vulgaris* – *Ulex minor* heath type, and H3 *Ulex minor* – *Agrostis curtisii* heath is found on damper areas. There are a wide range of transitions between dry heath and wet heath, *Molinia* grassland, fen, acid grassland and various types of scrub and woodland. Both the New Forest and the two Dorset Heath SACs are in southern England. All three areas are selected because together they contain a high proportion of all the lowland European dry heaths in the UK. There are, however, significant differences in the ecology of the two areas, associated with more oceanic conditions in Dorset and the continuous history of grazing in the New Forest.

6410 *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils (*Molinia caerulea*)

The New Forest represents *Molinia* meadows in southern England. The site supports a large area of the heathy form of M24 *Molinia caerulea* – *Cirsium dissectum* fen-meadow. This vegetation occurs in situations of heavy grazing by ponies and cattle in areas known locally as 'lawns', often in a fine-scale mosaic with 4010 Northern Atlantic wet heaths and other mire and grassland communities. These lawns occur on flushed soils on slopes and on level terrain on the floodplains of rivers and streams. The New Forest *Molinia* meadows are unusual in the UK in terms of their species composition, management and

landscape position. The grasslands are species-rich, and a particular feature is the abundance of small sedges such as carnation sedge (*Carex panacea*), common sedge (*Carex nigra*) and yellow-sedge (*Carex viridula* ssp. *oedocarpa*), and the more frequent occurrence of mat-grass (*Nardus stricta*) and petty whin (*Genista anglica*) compared to stands elsewhere in the UK.

7150 Depressions on peat substrates of the *Rhynchosporion*

The New Forest, one of three sites selected in southern England, is considered to hold the largest area in England of depressions on peat substrates of the *Rhynchosporion*, in complex habitat mosaics associated primarily with the extensive valley bogs of this site. The habitat type is developed in three situations: in natural bog pools of patterned bog surfaces, in flushes on the margins of valley mires and in areas disturbed by peat-digging, footpaths, tracks, ditches etc. In places the habitat type is rich in brown mosses *Cratoneuron* spp. and *Scorpidium scorpioides*, suggesting flushing by mineral-rich waters. The mosaics in which this habitat type occurs are an important location for bog orchid.

9120 Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer (*Quercion robori-petraeae* or *Ilici-Fagenion*).

The New Forest is the largest area of mature, semi-natural beech (*Fagus sylvatica*) woodland in Britain and represents Atlantic acidophilous beech forests in the most southerly part of the habitat's UK range. The mosaic with other types of woodland and heath has allowed unique and varied assemblages of epiphytic lichens and saproxylic invertebrates to be sustained, particularly in situations where the woodland is open and the tree trunks receive plenty of light. The traditional common grazing in the Forest by cattle and ponies provides opportunities to explore the impact of large herbivores on the woodland system.

9130 *Asperulo-Fagetum* beech forests

The New Forest is the largest area of mature, semi-natural beech woodland in Britain; much of it is a form of W14 *Fagus sylvatica* – *Rubus fruticosus* woodland that conforms to the Annex I type *Asperulo-Fagetum* beech forests. The mosaic with other types of woodland and heath has allowed unique and varied assemblages of epiphytic lichens and saproxylic invertebrates to be sustained, particularly in situations where the woodlands are open and the tree trunks receive plenty of light. The traditional common grazing in the Forest by cattle and ponies provides opportunities to explore the impact of large herbivores on the woodland system.

9190 Old acidophilous oak woods with *Quercus robur* on sandy plains.

The New Forest is representative of old acidophilous oak woods in the southern part of its UK range. It is the most extensive area of active wood-pasture with old oak *Quercus* spp. and beech in north-west Europe and has outstanding invertebrate and lichen populations. This site was preferred over other sites that lack a succession of age-classes because, although scattered over a wide area, the oak stands are found within a predominantly semi-natural landscape with a more balanced age-structure of trees. The traditional common grazing in the Forest by cattle and ponies provides opportunities to explore the impact of large herbivores on the woodland system. The New Forest has been identified as of potential international importance for its saproxylic invertebrate fauna by the Council of Europe.

91D0 Bog woodland*

Within the New Forest, in southern England, birch (*Betula* sp) – willow (*Salix* sp) stands occur over valley bog vegetation, with fringing alder (*Alnus glutinosa*) – Sphagnum stands where there is some water movement. These stands appear to have persisted for long periods in stable association with the underlying Sphagnum bog-moss communities. The rich epiphytic lichen communities and pollen record provide evidence for the persistence of this association. The bog woodland occurs in association with a range of other habitats for which the site has also been selected.

91E0 Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (Alno-Padion, *Alnion incanae*, *Salicion albae*)*

The New Forest contains many streams and some small rivers that are less affected by drainage and canalisation than those in any other comparable area in the lowlands of England. Associated with many of the streams, particularly those with alkaline and neutral groundwater, are strips of alder woodland which, collectively, form an extensive resource with a rich flora. In places there are examples of transitions from open water through reedswamp and fen to alder woodland. The small rivers show natural meanders and debris dams, features that are otherwise rare in the lowlands, with fragmentary ash (*Fraxinus excelsior*) stands as well as the alder strips. In other places there are transitions to 9190 Old acidophilous oak woods with *Quercus robur* on sandy plains and 9120 *Atlantic acidophilous* beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer (*Quercion robori-petraeae* or *Ilici-Fagenion*), for which this site has also been selected.

Annex I habitats present as a qualifying feature but not a primary reason for the selection of the site are:

- transition mires and quaking bogs.
- alkaline fens.

4.26 Annex II species that are a primary reason for the selection of the site are:

Southern damselfly

4.27 The New Forest in central southern England is an outstanding locality for southern damselfly, with several population centres and strong populations estimated to be in the hundreds or thousands of individuals and with a long history of records. With Preseli, Dorset Heaths and the River Itchen, it represents one of the four major population centres in the UK.

Stag beetle

4.28 The New Forest represents stag beetle in its Hampshire/Sussex population centre, and is a major stronghold for the species in the UK. The forest is one of the most important sites in the UK for fauna associated with rotting wood, and was identified as of potential international importance for its saproxylic invertebrate fauna by the Council of Europe.

4.29 The Annex II species great crested newt is present as a qualifying feature but not a primary reason for site selection.

Conservation objectives

4.30 The conservation objectives of the NF SAC are set out in a Natural England publication and are set for each qualifying feature (Annex 1 habitat & Annex 2 species) for which the site is classified, as follows:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species
- The distribution of qualifying species within the site.

5.0 Likely significant effect test

- 5.1 The first test of Regulation 63 of the Habitats Regulations requires an assessment of whether the proposals for the C G Fry scheme is likely to have a significant effect on the NSN sites of the Solent, either alone or in combination with other plans and projects.
- 5.2 Table 2 on the following page shows the potential pathways through which impacts could arise through residential development on the Solent NSN sites.

**Table 2 Solent & Southampton Water SPA, Portsmouth Harbour SPA, corresponding Ramsar sites & Solent & Dorset Coast SPA
– assessment of likely significant effects**

√ Likely significant adverse effect on the NSN site - The principle is not relevant to the screening exercise					
x Not likely to have a significant adverse effect on the NSN site ? Uncertain effect on the NSN site					
Check list of change Potential impacts	Reduction in area of Annex 1 habitats?	Direct effects on the populations of species for which the site is designated	Indirect effects on the populations of species for which the site was designated or classified due to loss or degradation of their habitat (quantity/quality)?	Changes to the composition of the habitats for which the site was designated (e.g. reduction in species structure, abundance or diversity that comprises the habitat over time)?	Interruption or degradation of the physical, chemical or biological processes that support habitats and species for which the site was designated or classified?
Land take	-	X	-	-	-
		The RMA lies outside of the SPAs & Ramsar sites. No land take in designated site required, & no direct impacts on populations for which SPA's are classified will occur. No likely significant effect alone or in combination with other plans & projects.			

Wintering birds: increased recreational disturbance	-	-	X	X	X
			The RMA will generate an increase in recreational pressure on the NSN sites of the Solent. This was fully addressed in the appropriate assessment carried out by FBC in determination of the outline planning application for Welborne since when there has been no relevant material change in guidance or circumstance. No further assessment is required, and this issue can be screened out. No likely significant effect alone or in combination with other plans and projects.		
Disturbance of wintering & breeding birds from construction activities	-	-	X	X	X
			The RMA is distant to the nearest point of both the PH SPA & the SSW SPA (3.59km distant at the nearest point). The distance prevents any risk of disturbance to wintering or breeding birds through construction noise or movement. No likely significant effect alone or in combination with other plans and projects.		
Hydrological changes, including: • water quality • flows • abstraction • nutrient levels	-	-	✓	✓	✓
			Water quality: The site is physically separated from the habitats of the SSW & PH SPA's by Fareham and is over 3.6km away from the closest point of the PH SPA. No water courses lie close by. There is no risk of contamination to water courses from construction or operation of the C G Fry RMA. No likely significant effect alone or in combination with other plans and projects. Foul water: updates to the nitrogen guidance issued by Natural England since FBC granted outline permission for Welborne represent a material change. Calculations are therefore required to assess the nitrogen loading of the C G Fry 3B RMA to the water environment and to consider the loading in the context of those RMA's already delivered as part of the on-going Welborne development and in combination with the remainder of the development for which RMA's remain to be submitted. Likely significant effect alone or in combination with other plans and projects.		
Air quality changes	-	-	X	X	X
			The RMA will generate an increase road traffic on the local road network. These effects were fully addressed in the appropriate assessment carried out by FBC in determination of the outline planning application for Welborne since when there has been no relevant material change in guidance or circumstance. No further assessment is required, and this issue can be screened out. No likely significant effect alone or in combination with other plans and projects.		

Table 3: Solent Maritime SAC – assessment of likely significant effects

√ Likely significant adverse effect on the NSN site x Not likely to have a significant adverse effect on the NSN site - The principle is not relevant to the screening exercise ? Uncertain effect on the NSN site					
Check list of change Potential impacts	Reduction in area of Annex 1 habitats?	Direct effects on the populations of species for which the site is designated	Indirect effects on the populations of species for which the site was designated or classified due to loss or degradation of their habitat (quantity/quality)?	Changes to the composition of the habitats for which the site was designated (e.g. reduction in species structure, abundance or diversity that comprises the habitat over time)?	Interruption or degradation of the physical, chemical or biological processes that support habitats and species for which the site was designated or classified?
Land take	-	X	-	-	-
	The RMA lies outside the boundary of the SAC. No land take within the SAC is required, & no direct impacts on populations or habitats for which the SAC is designated will occur. No likely significant effect alone or in combination with other plans and projects				
Increased damage from recreational activity	-	-	X	X	X
			The RMA will generate an increase in recreational pressure on the NSN sites of the Solent. This was fully addressed in the appropriate assessment carried out by FBC in determination of the outline planning application for Welborne since when there has been no relevant material change in guidance or circumstance. No further assessment is required, and this issue can be screened out. No likely significant effect alone or in combination with other plans and projects		

Disturbance from construction activities	-	-	X	X	X
			The RMA is distant to the nearest point of the SAC (5.32km distant at the nearest point). The distance prevents any risk of disturbance to qualifying features of the through construction noise or movement. No likely significant effect alone or in combination with other plans and projects.		
Hydrological changes, including: • water qual • flows • abstraction • nutrient levels	-	-	✓	✓	✓
	Existing infrastructure will be used, meaning no risk of direct impact		The same conclusion holds as for the SPA's & Ramsar sites – see discussions above in Table 2 Conclusion: appropriate assessment is required		
Air quality changes	-	-	X	X	X
			The same conclusion holds as for the SPA's & Ramsar sites – see discussions above in Table 2. No likely significant effect alone or in combination with other plans and projects.		

Table 4: New Forest SPA – assessment of likely significant effects

√ Likely significant adverse effect on the NSN site x Not likely to have a significant adverse effect on the NSN site - The principle is not relevant to the screening exercise ? Uncertain effect on the NSN site						
Check list of change Potential impacts	Reduction in area of Annex 1 habitats?	Direct effects on the populations of species for which the site is designated	Indirect effects on the populations of species for which the site was designated or classified due to loss or degradation of their habitat (quantity/quality)?	Changes to the composition of the habitats for which the site was designated (e.g. reduction in species structure, abundance or diversity that comprises the habitat over time)?	Interruption or degradation of the physical, chemical or biological processes that support habitats and species for which the site was designated or classified?	
Land take	-	X	-	-	-	
	The site lies outside the boundary of the NF SPA. No land take within the NF SPA is required and no direct impacts on populations for which the NF SPA is classified will occur. No likely significant effect alone or in combination with other plans and projects					
Breeding and wintering birds: increased recreational disturbance	-	-	X	X	X	
	The NF SPA lies approximately 15.18 km from the application site. The RMA sits outside the 13.8km zone identified within FBC's Interim Mitigation Strategy as the Zone of Influence for residential development likely to contribute recreational pressures to the New Forest. However, the RMA sits a part of a consented scheme that came forward as EIA development, and which sits within 15km of the New Forest site. The Interim Mitigation Strategy advises that the impact of such sites on the NSN sites of the New Forest should be formally considered. Although the RMA itself is not EIA development, it is precautionary to assume that the RMA could have an impact on the NSN sites of the New Forest Likely significant effect alone or in combination with other plans and projects.					

Table 6: New Forest SAC & Ramsar site – assessment of likely significant effects

√ Likely significant adverse effect on the Natura 2000 site x Not likely to have a significant adverse effect on the Natura 2000 site - The principle is not relevant to the screening exercise ? Uncertain effect on the Natura 2000 site					
Check list of change Potential impacts	Reduction in area of Annex 1 habitats?	Direct effects on the populations of species for which the site is designated	Indirect effects on the populations of species for which the site was designated or classified due to loss or degradation of their habitat (quantity/quality)?	Changes to the composition of the habitats for which the site was designated (e.g. reduction in species structure, abundance or diversity that comprises the habitat over time)?	Interruption or degradation of the physical, chemical or biological processes that support habitats and species for which the site was designated or classified?
Land take	X	X	-	-	-
	The site lies outside the boundary of the NF SAC/Ramsar. No land take within the NF SAC/Ramsar is required and no direct impacts on populations or habitats for which the NF SAC/Ramsar is designated will occur. No likely significant effect alone or in combination with other plans and projects				
Increased damage from recreational activity	?	?	?	?	?
	The RMA sits outside the 13.8km zone identified within FBC's Interim Mitigation Strategy as the Zone of Influence for residential development likely to contribute recreational pressures to the New Forest. However, the RMA sits a part of a consented scheme that came forward as EIA development and sits within 15km of the New Forest site. The Interim Mitigation Strategy advises that the impact of such sites on the NSN sites of the New Forest should be formally considered. Although the RMA itself is not EIA development, it is precautionary to assume that the RMA could have an impact on the NSN sites of the New Forest Likely significant effect alone or in combination with other plans and projects.				

- 5.3 On the basis of the analysis of impact pathways in Tables 2 & 3, it can be concluded that the C G Fry residential RMA:
- is fully consistent with the parameters relied upon by the original appropriate assessment undertaken by FBC in determination of the outline planning application, other than those relating to nutrient neutrality
 - when considered alone and in the absence of mitigation, will increase nitrogen loading to the water environment (using Natural England's most recent nitrogen calculator)
 - sits as part of a consented scheme identified as EIA development and within 15km of the closest part of the New Forest SPA, SAC and Ramsar (straight line distance). It is therefore precautionary to consider that the C G Fry 3B RMA is likely to have a significant effect either alone and in combination with other plans and projects.
- 5.4 From this it follows that appropriate assessment is required to consider the potential impact of:
- increased nitrogen on the features of the Solent & Southampton Water SPA, Portsmouth Harbour SPA, Solent Maritime SAC & Solent & Dorset Coast SPA; and,
 - increased recreational pressures on the New Forest SPA, SAC and Ramsar site.
- 5.5 An appropriate assessment of the potential impact of increased nitrogen on the features of the Solent & Southampton Water SPA, Portsmouth Harbour SPA, Solent Maritime SAC & Solent & Dorset Coast SPA is therefore required to ensure certainty of conclusion at all stages of development.

6.0 Appropriate assessment

Introduction

- 6.1 Section 5 set out an analysis to identify impact pathways likely to have a significant effect on the National Site Network, either alone or in combination with other projects. The analysis identified that certainty in relation to ensuring a nitrogen neutral scheme is required, triggering the need for formal appropriate assessment. It also established the need to assess the impacts of the RMA on the NSN sites of the New Forest.
- 6.2 The appropriate assessment must establish whether the C G Fry 3B scheme has an adverse effect on integrity of the Solent & Southampton Water SPA and Ramsar site, the Solent Maritime SAC and the Solent & Dorset Coast SPA, either alone or in combination with other projects.

Impacts of increased nitrogen

- 6.3 The ecological importance of the water environment in the Solent Region is well established. Natural England has identified that the waters of the Solent are high in nitrogen, resulting in eutrophication of a range of European nature conservation sites within the National Site Network, affecting both protected habitats and bird species¹⁸.
- 6.4 Whilst agricultural sources are the main contributor of nitrogen to Solent waters, new residential development and development resulting in increased overnight stays has the potential to exacerbate the issue.
- 6.5 To prevent this further affecting the protected habitats and species of the Solent, Fareham Borough Council, as competent authority under the Habitats Regulations, can only consent the C G Fry 3B RMA if it is shown that it is nitrogen neutral and that this conclusion is certain.
- 6.6 A detailed nitrogen budget for the C G Fry 3B scheme is included in Appendix 1. This shows that the alone, the scheme will result in the loading of an additional **20.77kg** TN per annum to the water environments of the NSN sites of the Solent.
- 6.7 However, the RMA is coming forward in the context of the Welborne outline planning consent, where a series of reserved matters approvals have been secured and have either been delivered, or in the process of delivery. Rather than the nutrient balance of the C G Fry 3B RMA alone therefore, the more important

¹⁸ Natural England & Ricardo Energy, February 2022. Nutrient Neutrality Generic Methodology

metric is the overall balance of the RMA when considered alongside those schemes that are in the process of build out, or those which have completed their build out such that the change of land use is in its final (rather than interim) form. This provides an overall short-term nutrient balance for the Welborne scheme. This balance will change as further RMA's come forward in due course, but for determination of the current RMA, it is relevant to FBC's appropriate assessment.

- 6.8 Reserved Matters approvals relevant to consideration of the overall budget for the current RMA are C G Fry's first scheme, the Thakeham scheme, the Pye Homes scheme, the Village Centre and the road network that serves them (INF 4b). Reserved Matters approvals for Knowle Park (INF8) and Welborne Park Orchard (GI3) are also relevant, providing final use green infrastructure for the new community of Welborne. Finally, the recently approved Western Employment Area (WEA) is also relevant as well as the new J10 arrangements of the M27.
- 6.9 Previous documents^{19,20} submitted with the earlier RMA's have calculated the nitrogen loading for each of the residential schemes and the associated road network, as shown in Table 7 below.

Table 7 Loading of residential schemes and associated road network that have secured reserved matters approvals

Scheme	Loading (kg TN year)	
C G Fry Phase 3A residential	32.45	Red Scheme increases loading to water environment
Pye Homes residential	67.97	Green Scheme reduces nitrogen loading to water environment
Thakeham residential	45.79	
Village centre	90.39	
Supporting road network	28.44	
Overall balance	27.38	

- 6.10 To date, nitrogen calculations have not been carried out for Knowle Park, Welborne Park Orchard, the Western Employment Area or J10 because they do not include for overnight residential accommodation. It was not therefore necessary to demonstrate nutrient neutrality as part of the approval of their Reserved Matters. However, with each of these schemes changing land use from agricultural cereal production to green infrastructure or commercial space, each will reduce nitrogen loading to the water environment. This reduction can be

¹⁹ Holbury Consultancy Services Ltd, February 2024. Welborne Phase 1 residential. Supporting Information for Habitats Regulations Assessment. For Welborne Land Ltd. First published November 2023 and updated in February 2024.

²⁰ Holbury Consultancy Services Ltd, December 2023. Welborne Village Centre Reserved Matters Application. Supporting Information for Appropriate Assessment. For Welborne Land Ltd. First published December 2023 and updated in February 2024.

offset against the loading of the approved builds to date, plus the loading from the C G Fry 3B scheme, to give a net nutrient balance relevant to the determination of the current RMA.

- 6.11 Appendix 2 sets out the nitrogen calculations for each of Welborne Park Orchard, Knowle Park and the Western Employment Area. Calculations for the nitrogen saving associated with the M27 J10 are not included because they are not needed to demonstrate that the C G Fry 3B scheme is better than nitrogen neutral when considered alongside delivered elements of Welborne (see below). It is likely however, that calculations for the junction will become relevant for the next residential RMA, at which point calculations will be required.
- 6.12 The nitrogen budgets for Welborne Park Orchard, Knowle Park and the Western Employment Area demonstrate a saving of 6.44kg TN, 23.67kg TN and 66.76kg TN respectively.

Table 8 Total nitrogen loading of all schemes that have secured reserved matters approvals (other than M27 J10)

Scheme	Loading (kg TN year)	
C G Fry Phase 3A residential	32.45	Red Scheme increases loading to water environment
Pye Homes residential	67.97	
Thakeham residential	45.79	Green Scheme reduces nitrogen loading to water environment
Village centre	90.39	
Supporting road network	28.44	
Welborne Park Orchard	6.44	
Knowle Park	23.67	
Western Employment Area	66.76	
Overall balance	69.49	

- 6.13 Table 8 shows that without consideration of the C G Fry 3B scheme, the Welborne development is currently better than nutrient neutral. This betterment can be used to offset the loading that the C G Fry 3B scheme will generate to calculate a net loading for the scheme when considered in the context of the rest of Welborne that is being delivered alongside.
- 6.14 The C G Fry 3B scheme will increase nitrogen loading by 20.77kg TN. This is more than offset by the nitrogen betterment set out in Table 8, such that the net overall nitrogen balance of the C G Fry 3B scheme together with development in the process of being built out is a saving of 48.72kg TN. For this reason, no mitigation is required to consider the C G Fry 3B RMA as nitrogen neutral. This is because in combination with the residential schemes currently being built out, Knowle Park, Welborne Park Orchard, the Western

Employment Area and supporting road network, the C G Fry 3B RMA will be better than net nitrogen neutral and will not adversely affect the integrity of the NSN sites of the Solent. No temporary mitigation is required.

- 6.15 This is a short-term conclusion, relevant only until the next residential RMA comes forward at which point a new nitrogen calculation will be relevant. However, for purposes of the Appropriate Assessment for the C G Fry 3B RMA, is a conclusion that can be relied upon.

Recreational impacts of the C G Fry RMA on the NSN sites of the New Forest

- 6.16 The C G Fry 3B RMA sits within 15km of the closest part of the NSN sites of the New Forest. It also forms part of Welborne, a scheme identified as EIA development. The C G Fry RMA therefore lies within the zone where Natural England and FBC agree that a potential exists for recreational impacts on the New Forest, and that this requires formal consideration.

- 6.17 A research report by Footprint Ecology report²¹ identifies a range of potential impacts arising from recreational activity on the qualifying features of the NF SPA, SAC and Ramsar site. The study focuses on the impacts of recreational activity deriving from home, on short visits, (rather than tourists) and identifies the following potential impacts on qualifying bird populations:

- disturbance (causing birds to avoid breeding habitat, physiological impacts, and reduced breeding success);
- fire (causing loss of breeding habitat & long-term changes to vegetation structure);
- trampling/wear (direct damage to breeding or wintering sites and their habitats through the expansion of path networks, soil compaction, erosion and expansion of path networks leading to the compromise of habitats and churning up sediment in water bodies)
- contamination of habitat, including litter, pollution through dogs entering water courses, nutrient enrichment through dog fouling and the spread of alien species and pathogens
- disruption to essential grazing management through disturbance and/or feeding of grazing animals, or worrying by dogs
- visitor expectation including pressure for facilities and public perception of management practice creating challenges to the effective protection of habitat & species.

- 6.18 With regard to the NF SAC, the Footprint report notes that recreational impacts on certain Annex 1 habitats are unlikely due to the inaccessibility of the habitats, as follows:

²¹ Lake, S, Liley, D & Saunders, P. 2020. Recreation use of the New Forest SAC/SPA/Ramsar: Impacts of recreation and potential mitigation approaches. Footprint Ecology

- Depressions on peat substrates of the *Rhynchosporion*
- Bog woodland*
- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*)
- Transition mires and quaking bogs
- Alkaline fens

6.19 However, the Footprint Ecology report identifies potential impacts on other Annex I habitats are set out below.

- Trampling and dog-fouling on path edges and around car parks have the potential to affect the following Annex 1 heathland and grassland habitats:
 - Northern Atlantic wet heaths with *Erica tetralix*.
 - European dry heaths
 - Molinia meadows on calcareous, peaty or clayey-silt-laden soils (*Molinion caeruleae*).
 - Impacts on heathland
- Disturbance to deadwood, vegetation loss and damage to veteran trees in the following Annex 1 woodland habitats:
 - Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrub layer (*Quercion roburi-petraeae* or *Ilici-Fagenion*).
 - *Asperulo-Fagetum* beech forests
 - Old acidophilous oak woods with *Quercus robur* on sandy plains.
- Loss of transitional vegetation, contamination through increased turbidity and veterinary compounds on Annex 1 pond habitats as follows:
 - Oligotrophic waters containing very few minerals of sandy plains: *Littorelletalia uniflorae*.
 - Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoeto-Nanojuncetea*.

6.20 The Footprint Ecology report also identifies the following potential impacts on Annex II species:

- Stag beetle – loss/disturbance of deadwood habitat
- Southern damselfly – potentially vulnerable due to localised populations being affected by specific impacts.

6.21 A subsequent Footprint Ecology report provides specific advice on an appropriate Zol from within which, visitors from new development are likely to have a significant impact on the New Forest SPA, SAC and Ramsar with reference to the above. It concludes that a 13.8km straight line distance establishes an appropriate Zol. The report also concludes that large developments within 15km of the NSN sites of the New Forest should be subject to HRA and that mitigation may be required. This could be either through the provision of very high-quality local greenspace OR a reduced per dwelling contribution to a strategic mitigation scheme. It states that the need for mitigation

should be assessed on a site-by-site basis. However, the Footprint report also recommended that the Zol should be modified to exclude Fareham Borough Council and other local authorities (Gosport, Winchester and the Isle of Wight), recognising that the coastline distorts the straight-line distance analysis.

- 6.22 In contrast, Natural England has advised that the Zol of 13.8km should be applied across the whole of the Fareham Borough so that all new development provides the appropriate mitigation needed to ensure the certainty required under the Habitats Regulations. In addition, Natural England advise that sites up to 15km from the edge of the New Forest that require Environmental Impact Assessment (EIA) should consider whether that development will have an impact of the New Forest protected sites. FBC's Interim Mitigation Strategy has taken a precautionary position and reflects this advice in full. The analysis that follows addresses all requirements that flow from the Council's Interim Mitigation Strategy.

Distance of C G Fry 3B RMA to the NSN sites of the New Forest

- 6.23 Mapping shows that the straight-line distance of the C G Fry RMA to the closest part of the New Forest NSN sites is 15.18km. The only part of the New Forest NSN that fall within the 15km zone is immediately west of the A326. This means that access to this part of the SPA, Ramsar and SAC cannot be achieved without diverting around Southampton Water. The 15.18km is not therefore a real distance because the line crosses Southampton Water, a significant physical feature that acts as an absolute barrier to travel (see below). This is recognised by the Footprint Ecology report, which recommends that Zol is modified to exclude Fareham on account of the barrier to travel imposed by Southampton Water.
- 6.24 The main access point into the New Forest is via junction 1 of the M27. Avoiding Southampton Water, the straight-line distance from the C G Fry 3B RMA to the New Forest SAC is more than 25km in distance. This is well beyond the 15km zone in which potential effects from EIA development should be considered and almost double the straight-line measurement (see plan below).



Figure 2 Straight line distances to the New Forest NSN sites: direct & avoiding Southampton Water

6.25 The implications of this for future residents of the C G Fry RMA is that based on straight-line distance alone, travel times to the New Forest are significantly larger than those identified as a potential issue. This conclusion is supported by the further and additional time required to travel the real-life distance to reach the New Forest, a function of:

- the actual distance by road to reach the New Forest, which is well beyond the 25km straight-line distance;
- the honey pot sites to which visits are likely (rather than small, local car parks dotted across the Forest) are central to Forest lands and require a significantly further on-drive to reach. Bolderwood is one such site and is 36km away from Knowle Road, onto which the C G Fry RMA will access (see screen shot taken from the AA route planner²² below).

From: Knowle Avenue, Knowle, Fareham, Hampshire, UK

To: Bolderwood Deer Sanctuary, Bolderwood, Lyndhurst, Hampshire, UK

+ Via Options

☐ Avoid current traffic

Plan route

Print

Via M27 - 55 mins - 36.0 miles (show in km)

Via M3 and M27 - 1 hours 1 mins - 44.2 miles

²² <https://www.theaa.com/route-planner/route?from=Dean%20Farm%20Estate,%20Wickham%20Road,%20Fareham,%20UK&to=Bolderwood%20Deer%20Sanctuary,%20Bolderwood%20Arboretum%20Ornamental%20Drive,%20Lyndhurst,%20UK>

- congestion, a daily issue around Southampton at the point that the M27 and M3 divide. Additional congestion is also relevant at the bottle neck generated by the M27 filtering down into the 2-lane A31 at Cadnam, the main route of access to the New Forest from Welborne.
- 6.26 These factors all work to distance the C G Fry 3B RMA further and substantially from the New Forest and move it well beyond the 15km zone where significant recreational pressures from large developments could arise.
- 6.27 For those minded to travel west in search of rural recreational opportunities, there are also a number of Country Parks that lie between the C G Fry 3B RMA and the New Forest, and which offer a significant destination incentive much closer than the New Forest. These include the River Hamble Country Park (144ha, SO31 1BH), the Itchen Valley Country Park (SO30 3HQ) and the Lakeside Country Park near Eastleigh (SO50 5PD). These will act as interceptors, offering similar facility to the New Forest for informal recreation, but are closer, more accessible, and more convenient to reach. In addition, there are further significant facilities to the east including Queen Elizabeth Country Park (809ha), Staunton Country Park (404ha), West Walk (350ha), and Creech Wood 181ha. Although these are in the opposite direction of travel to the New Forest, it is reasonable to expect that they will be material as a destination and will draw C G Fry RMA residents away from the New Forest, further reducing the potential for impact.
- 6.28 For these reasons, travel to the New Forest from the C G Fry 3B RMA is unlikely to be the regular, 'from home' pressure that the Footprint Ecology report identifies as a specific issue and with which FBC's Interim Mitigation Strategy is concerned. This conclusion is further borne out by the quality and quantum of green space that will be provided for the C G Fry RMA alone, and together with the rest of the site as Welborne is progressively delivered. This is discussed in the following paragraphs.

SANG

- 6.29 The approved outline planning application for Welborne delivers three distinct areas of SANG, designed from the outset to function as one inter-linked space, to mitigate recreational impacts on the Solent sites. These are Dashwood, Welborne Mile and Fareham Common, which extend to 70.4ha of SANG. Dashwood, extending to 38.1ha, will be fully accessible to residents of the C G Fry 3B RMA on first occupation with the other two rolled out in response to specific triggers set out in the S106.
- 6.30 The SANG was designed as part of the Welborne scheme and was included to mitigate the impact of potential recreational pressures on the NSN sites of the

Solent. The SANG was designed to offer significant informal recreation opportunities for the residents of Welborne that are convenient, immediately local, accessible and meaningful as a recreational alternative to the Solent. It will be delivered and managed by the Welborne Garden Village Trust and will be secured as a high quality, well-resourced semi-natural green space recognised and curated as a natural capital asset central to the high-quality environment available to Welborne residents.

- 6.31 From this it follows that the Welborne SANG will also offer a meaningful alternative to the NSN sites of the New Forest, which are significantly further away than the NSN sites of the Solent. In other words, if the SANG is of sufficient quality to reduce pressure on the protected sites closest to Welborne, it will provide the same function in reducing any significant increases in recreational pressure on the more distant New Forest.
- 6.32 This conclusion is further borne out by an analysis of the extent of SANG available to first occupants of the C G Fry 3B RMA. The SANG standard is based on the Thames Basin Heaths provision and guidance from Natural England²³, which seeks an area of 8ha per 1000 head of population to deliver SANG at a rate of approximately 80m² per person (80,000m² divided by 1000 people). It is a useful proxy for SANG provision at Welborne but is not a standard developed specifically for either the Habitats Sites of the Solent, or those of the New Forest. Application of this standard to Dashwood SANG should therefore be approached with caution.
- 6.33 The C G Fry 3B RMA seeks approval for 75 dwellings. Assuming 2.4 people per residential unit, this will give rise to 180 people once fully occupied who, with access to Dashwood SANG, would have access to over 2115m² of SANG per person, well above the required rate according to the Thames Basin Heaths standard. However, this does not represent the full picture, as the C G Fry 3B RMA sits as part of the first phase of housing delivery, with four other RMA's delivered alongside:
- Pye Homes scheme - 210 dwellings
 - Thakeham scheme - 153 dwellings
 - C G Fry 3A scheme – 111 dwellings
 - Village centre – 71 dwellings
- 6.34 It is therefore more accurate to consider that Dashwood will be available for the first occupation of the combined total of 474 residential units, delivering SANG at a rate of 256m² per person. Even so, this is well over three times that of the 80m² per person of the TBH SANG standard.
- 6.35 An alternative way to consider this is to use the TBH standard to calculate the

²³ Natural England, 2021. Guidelines for the creation of Suitable Alternative Natural Greenspace.

area of SANG that would be required to mitigate the recreational pressures of all housing units currently consented or proposed through the current C G Fry 3B RMA. 620 residential units will give rise to 1488 people (620 x 2.4), which at the TBH standard of 80m² per person, generates a requirement for 11.9ha of SANG. Dashwood has been delivered as a single unit of 38.1ha and offers 26ha more than the necessary area to mitigate the recreational impacts generated by the approved residential units to date alongside the current C G Fry 3B RMA.

- 6.36 The provision of high-quality on-site greenspace as mitigation is in line and fully consistent with the recommendations of both the Footprint Ecology report and the FBC Interim Strategy. This analysis shows that not only will this type of space be available to first occupants of the C G Fry 3B RMA, but it will also be delivered as a significant overprovision far exceeding the SANG standard, even when considered together with all other approved residential development. On this basis, it is reasonable to conclude that the C G Fry 3B RMA alone and together with other RMA's delivered as part of phase one housing delivery (short term in combination) will come forward in the context of woodland SANG sufficient to ensure that they will not have an adverse effect on the integrity of the NSN sites of the New Forest.

In combination

- 6.37 The C G Fry 3B RMA comes forward in the context of the outline consent for Welborne. Future RMA's will be submitted to FBC to deliver and complete the scheme. The overall effect of all RMA's required to deliver the Welborne scheme provides the basis for a full in-combination assessment for any one RMA for which an appropriate assessment is required.
- 6.38 Considering the above discussion re SANG, this is significant, because as future RMA's roll out and further housing is delivered, the relative over provision of SANG to population reduces and eventually falls away. Sufficient and appropriate rates of SANG provision remain, but other considerations become relevant as follows:
- Welborne will provide significant other green space, of equivalent or better quality than the green space that FBC will enhance to deliver mitigation through the contributions of new development coming forward within 13.8km.
 - a significant proportion of Welborne lies outside the 15km zone where housing delivery is flagged as having the potential to generate recreational impacts on the NSN sites of the New Forest.
- 6.39 The analysis that follows explores both points.

Other green infrastructure

6.40 In addition to SANG, Welborne will deliver other significant green infrastructure as follows:

- **Dashwood Park.** Dashwood Park is a community woodland park adjacent to Dashwood SANG and Dashwood Neighbourhood. The S106 requires that it will be delivered for the 1510th occupation.
- **Cricket Pitch.** The Cricket Pitch is a formal village green space located to the south of Highstead Neighbourhood. The space will include a central cricket pitch and facilities, which may include a pavilion building. Any facilities will be carefully assimilated within the landscape. The S106 requires that it will be delivered for the 3360th occupation or by 50% of the neighbourhood in which the pitch is located.
- **Sports Hub.** The Welborne Sports Hub will provide a consolidated facility, which will serve as a key health and fitness resource. It will include sports pitches and facilities set within a landscape framework of hedges and large tree planting. The S106 requires that it will be delivered for the 3360th occupation
- **Welborne Park.** Welborne Park is the central park for the settlement and, as a strategic element of the masterplan, is core to delivering the Welborne vision and placemaking aspirations. As a destination for local residents and visitors alike, it will contribute to Welborne's identity. It will be designed for wellbeing to promote healthy lifestyles, with access and connection to nature, active travel opportunities and places for play and leisure. As such, it will have spaces and interventions that provide opportunities to foster social connections. Condition 50 requires that Welborne Park will be delivered in full for the 4500th occupation. It also stipulates that an RMA is required by the 1500th occupation, which must include details of temporary Open Space to be delivered in neighbourhoods lying adjacent to the park. The purpose of this is to ensure that open space is available to residents whilst the wider amenity is being delivered
- **10k trail.** The 10k trail is a combination of landscape spaces connected by a continuous unadopted shared route path around the perimeter of Welborne, suitable for walking, running and cycling. The landscape spaces it passes through are made up of neighbourhood landscape spaces, strategic landscape spaces and SANGs.

6.41 The SANG and greenspace delivered as part of Welborne will be available to all Welborne residents and existing residents of Fareham, Knowle and Wickham alike. Taken together, the SANG and greenspace will deliver a destination in its own right and will offer additional and alternative recreational facilities to the new population of Welborne and the existing populations of settlements outside of Welborne, potentially reducing their existing pressure on the New Forest.

6.42 Furthermore, in recognition of the need to protect the ancient woodland and ecological interests of Dashwood as recreational pressures build, temporary

SANG is required as a condition of the outline consent and must be delivered by the 750th occupation. This requires the delivery of a mown path and 2.9km loop walk, to link into the Welborne Mile north of Knowle Road and land east of Dashwood, thereby providing access to the SANG car park that must also be delivered by that time. Further temporary SANG is required for the 2700th occupation and will be delivered in Welborne Mile (Condition 48 of the outline consent). A third and final element of temporary SANG is required for provision post the opening of the new M27 J10, as close to the 1160th occupation as possible.

6.43 Once Welborne is fully delivered, these on-site open spaces will:

- deliver new, high quality green spaces to which FBC's Interim Mitigation Strategy and the Footprint Ecology reports refer as appropriate for diverting residents who might otherwise visit the New Forest within a 15km straight line distance; and,
- balance out the gradual erosion of the early over provision of SANG to ensure that quality semi-natural and green spaces of generous proportion are always available to residents at whatever stage of the development, and most especially on completion.

Welborne: distance from the New Forest

6.44 The main focus of FBC's Interim Mitigation Strategy is addressing the potential for in combination effects on the New Forest from new development within 13.8km of the New Forest SAC. It also mentions that EIA development within 15km of the New Forest SAC boundary should be considered and an assessment undertaken as to whether it could generate 'from home' recreational pressures.

6.45 **Figure 3** below shows the red line for Welborne relative to the 13.8km and the 15km boundaries. It shows that roughly 50% of the proposed housing falls within the 15km boundary, and 50% outside of it. A small fraction on the western most margin lies within the 13.8km zone.

6.46 The SANG and green infrastructure discussed above is distributed across the site and will establish a destination that sits partly within 15km of the New Forest SAC (straight line distance) and partly outside, in a direction away from the New Forest. Furthermore, the distribution and quality of the green infrastructure across the site establishes the scheme firmly outside of the 13.8km Zol (where effects must be mitigated), with the centre of the development falling to the margins of the 15km boundary (where the potential for impacts should be considered). Welborne will therefore establish a recreational destination that lies substantially outside the area of possible risk, away from the direction and pull of the NSN sites of the Forest to act as a counter force.



Conclusion

6.47 It is reasonable to conclude that the C G Fry 3B RMA will not have an adverse effect on the integrity of the New Forest SAC, SPA or Ramsar site either alone or in combination with other plans and projects for the following reasons:

- actual road distances on the ground, distance to meaningful destinations within the New Forest, limitations of travel and significant countryside facilities in close proximity to the C G Fry RMA exert a negative pressure to counter the attraction of the New Forest as a regular destination from home for new residents.
- residents of the C G Fry scheme will enjoy a significant over provision of SANG in the first few years of living in Welborne, establishing Dashwood as a meaningful woodland recreational opportunity on their doorstep.
- as the over provision of SANG erodes with time, other SANG and outdoor recreational facilities will establish to diversify and expand the outdoor recreational resource.
- Ultimately, Welborne will deliver a complex of outdoor facilities, green infrastructure and SANG of sufficient extent, quality and diversity, that will offer a recreational destination in its own right. The focal centre of this provision sits on the very margin of the 15km boundary, well away from the Zol of the New Forest and establishing a facility that will pull to the east, in

the opposite direction to the Forest. As a destination, it also has the potential to draw in people from surrounding settlements to reduce existing pressure.

- The conclusion is fully consistent with FBC's statement of policy, as set out in the Council's Interim Mitigation Strategy, which has been agreed with Natural England. The Interim Mitigation Strategy draws from the Footprint Ecology research and reporting around impacts on the New Forest and represents the best available scientific evidence. Even though the Footprint work concluded that Fareham Borough should be excluded from the Zol on account of the distortions that physical features such as Southampton Water generated in the analysis, the Council has nonetheless acted in a precautionary way to consider the potential for development impacts on the NSN sites of the New Forest. The consistency of the analysis of the potential for impacts deriving from Welborne with this approach is therefore inherently precautionary.
- This conclusion is also fully consistent with the conclusions of all Appropriate Assessments carried out by FBC with regard to all previous residential RMA's brought forward under the outline consent for Welborne.

7.0 Conclusion

- 7.1 Having concluded that the application is likely to have a significant effect on the Solent & Southampton Water SPA & Portsmouth Harbour SPA, Solent Maritime SAC & Solent & Dorset Coast SPA in the absence of avoidance and mitigation measures, this document sets out a Shadow Appropriate Assessment of the C G Fry scheme, in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017.
- 7.2 This shadow appropriate assessment has concluded that the likely significant effects arising from the proposal are consistent with, and inclusive of the impacts detailed in all relevant policy documents and that the proposal is compliant with the necessary measures to prevent adverse impacts on site integrity detailed within the:
- Welborne Plan²⁴
 - advice on achieving nutrient neutrality for new development in the Solent region, and
 - Fareham Interim Mitigation Strategy.
- 7.3 These documents and mitigation measures are supported by an extensive and well-tested evidence base. All necessary mitigation measures can be secured through condition.
- 7.4 This shadow appropriate assessment is also relevant to consideration of the impact of the proposals on the corresponding Ramsar sites and potential Special Protection Areas as a matter of Government policy, as set out in the NPPF (2023 update)²⁵.
- 7.5 On this basis, it is concluded that the C G Fry scheme will not have an adverse effect on the integrity of the designated sites identified above, either alone or in combination with other plans and projects.
- 7.6 As Competent Authority, FBC must undertake its own independent appropriate assessment. It may adopt this document as the Council's own following professional and independent scrutiny to confirm the findings of this analysis herein presented.

²⁴ Urban Edge Environmental Consulting, 2014. Habitats Regulations Assessment for the Welborne Plan. For Fareham Borough Council.

²⁵ Ministry of Housing, Communities and Local Government, 2023 update. National Planning Policy Framework.

Appendix 1
Nitrogen calculation for C G Fry 3B RMA

Appendix 1

Nitrogen calculation for C G Fry 3B RMA

- 1.1. This calculation has been prepared to assess the nutrient budget for the reserved matters application (RMA) submitted by C G Fry for 75 residential units with associated landscaping and infrastructure. It provides FBC with the information needed to carry out an appropriate assessment of the RMA as a stand-alone exercise. The RMA is submitted in accordance with the approved outline planning permission for Welborne.

Stage 1: calculation of nitrogen loading from the treatment of foul water

- 1.2. **Box 1** below sets out the parameters and assumptions used to assess the additional nitrogen loading that will be generated by the treatment of foul arising from this reserved matter application and the land use changes associated with development of the site.

Box 1: Assumptions relevant to the assessment of additional nitrogen loading deriving from 75 residential units

- **Number of new dwellings:** 75
- **Residential occupancy for the new dwelling:** 2.4 occupants per house and flats (in line with Natural England guidance).
- **Total waste water produced by single person:** 115 litres per day per person. This reflects guidance in the Nutrient Neutrality Generic Methodology, which states that the water consumption rate used within any nutrients budget(s) should be 10 litres/per person/per day higher than the rate secured. This is in line with the precautionary approach and accounts for potential changes to less water efficient fittings throughout the lifetime of the development.

Condition 38 of the outline planning consent for Welborne states that:

No residential or commercial development shall take place within a Neighbourhood (or part thereof) until details of water efficiency measures for that Neighbourhood (or part thereof) have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed an average of 105l per person per day. The development shall be carried out in accordance with the approved details.

From this it follows that the figure for input to the Natural England calculator with regard to average daily water use should be:

105l (secured by condition) + 10l (required buffer) = 115 litres per person per day

- **Deductible loading:** it is appropriate to include for deductible loading in the calculation because water supplied to the development is taken from within the Solent catchment.
- **Method of waste processing:** all foul will be treated at Peel Common WWTW.
- **Land use budget:** the land use budget is complicated by the fact that the red line boundary overlaps with the Village Centre Reserved Matters approvals. Given that the calculations for

the VC have been submitted and approved, this overlap requires deduction from the area of the C G Fry nutrient calculation to avoid double counting the nitrogen savings that arise from changing an arable land use to a residential land use. Hence whilst the area of the C G Fry 3B scheme extends to 3.12ha, the calculation takes it as 2.76ha, ensuring that the area of overlap is not included. ○ Baseline ▪ Freely draining: • Cereals 2.15ha • lowland 0.01ha • commercial/industrial land: 0.06ha ▪ Impeded drainage: • Cereals 0.24ha • lowland 0.24ha • commercial/industrial land: 0.06ha ○ Developed ▪ Residential urban: 2.76ha	
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1.3. The most recent Natural England Nitrogen Calculator for the Solent has been used to calculate the nutrient load generated by the treated foul from the overnight accommodation built out as part of the C G Fry RMA on the basis of the parameters set out in Box 1.

Water infrastructure information	
Description of required information	Data entry column - user inputs required
Date of first occupancy (dd/mm/yyyy):	01/09/2026
Average occupancy rate (people/dwelling or people/unit):	2.40
Water usage (litres/person/day):	115
Development proposal (dwellings/units):	75
Include deductible acceptable loading?	Yes
Wastewater treatment works:	Peel Common WwTW
Current wastewater treatment works N permit (mg TN/litre):	7.00
Not applicable	Not applicable
Not applicable	Not applicable
Final calculation of nutrient load from wastewater	
Description of values generated	Values generated
Wastewater nutrient loading	
Additional population (people):	180.00
Wastewater by development (litres/day):	20700.00
Annual wastewater TN load (kg TN/yr):	47.63

1.4. The calculations show that the treatment of foul from the new dwellings will generate **47.63kg** of Total Nitrogen per year once occupied. Note that the 20% buffer has not been applied at this stage. Rather it is applied to the final calculation once the overall budget for the site is established.

Stages 2 & 3: calculation of nitrogen loading from change of land use

1.5. To address the overall net nitrogen budget for the scheme, it is important to also consider how rates of nitrogen leaching from the ground will change in response to a changed land use. The split of the C G Fry RMA across two soil types requires two sets of calculations for both Stages 2 and 3: one for freely draining soils and one for impeded soils. These are shown in the screen shots below and on the following page.

Freely draining soils: Stage 2 – current land use

Current land use information		
Description of required information	Data entry column - user inputs required	
Operational catchment:	East Hampshire Rivers	
Soil drainage type:	Freely draining	
Annual average rainfall (mm):	700.1 - 750	
Within nitrate vulnerable zone (NVZ):	Yes	
Current land uses		
Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Cereals	2.15	60.08
Lowland	0.01	0.09
Commercial/industrial urban land	0.06	0.44
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	2.22	60.62

Freely draining soils: Stage 3 – proposed land use

Future land uses		
New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Residential urban land	2.22	29.99
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	2.22	29.99

Soils with impeded drainage: Stage 2 – current land use

Current land use information		
Description of required information	Data entry column - user inputs required	
Operational catchment:	East Hampshire Rivers	
Soil drainage type:	Impeded drainage	
Annual average rainfall (mm):	700.1 - 750	
Within nitrate vulnerable zone (NVZ):	Yes	
Current land uses		
Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Cereals	0.24	4.87
Lowland	0.24	1.67
Commercial/industrial urban land	0.06	0.40
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	0.54	6.94

Soils with impeded drainage: Stage 3 – proposed land use

Future land uses		
New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Residential urban land	0.54	7.25
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	0.54	7.25

Overall change in nitrogen loading from changed land use

- 1.6. To understand the overall change in nitrogen loading that will occur as a result of the changed land uses of the C G Fry RMA, it is necessary to consider the total of stages 2, relative to the total of stages 3.

- 1.7. Addition of stages 2 (freely draining and impeded drainage) shows that the baseline for the RMA is calculated to load:

$$60.62 + 6.94 = 67.56\text{kg TN per year.}$$

- 1.8. Addition of stages 3 shows that when the residential RMA is built out, it will load:

$$29.99 + 7.25 = 37.24\text{kg TN per year.}$$

- 1.9. As for Stage 1, the 20% buffer has not been applied at this stage. Rather it is applied to the final calculation once the overall budget for the site is established.

Stage 4: calculation of the overall nitrogen budget

- 1.10. Stage 4 draws the calculations together to provide a nitrogen budget for the C G Fry RMA as a whole. The calculator assumes a single soil type for the whole site and is not designed to provide a summary for sites where soil types are split, as is the case for this RMA. It is therefore necessary to calculate the final stage by hand, but the calculator provides the equation to complete, as follows:



- 1.11. Application of this equation to the outputs of Stages 1, 2 and 3 for the C G Fry RMA generates the following:

$$(47.63 - 67.56 + 37.24) \times 1.2 = 20.77\text{kg TN/year.}$$

- 1.12. The calculation shows that the build out of the residential RMA will load nitrogen to the environment. In other words, the RMA is not nitrogen neutral, increasing loading by **20.77 kg TN per year**. To ensure net nitrogen neutrality, **an offset is required to address the additional nitrogen load that the development will generate.**

Appendix 2
Nitrogen calculations for Knowle Park, Welborne Park Orchard
and the Western Employment Area

Appendix 2

Nitrogen calculations for Knowle Park, Welborne Park Orchard and the Western Employment Area

- 1.1. This appendix has been prepared to assess the nitrogen savings generated by Knowle Park, Welborne Park Orchard and the Western Employment Area, all of which have received reserved matters approvals and have been built out, or are in the process of being built out. All three will remove land from arable production (cereals) and deliver the land as either greenspace for community use, or as a commercial facility. Both of these land use types have a lower nitrogen loading to the water environment of the Solent than the baseline arable position. Quantification of this saving is important because it can be used to offset the increased loading generated by new residential development such as the C G Fry Phase 3B RMA, with a view to demonstrating nutrient neutrality.
- 1.2. This paper takes each of the 3 schemes in turn to calculate the nitrogen savings in which they will result. For each, only stages 2 & 3 of the nutrient calculator are relevant because there is no residential accommodation giving rise to loading through the treatment of foul water.

Knowle Park: calculation of nitrogen saving

- 1.3. Knowle Park extends to 1.05ha, with the baseline land use comprising the following:
 - Cereals 0.9115ha
 - lowland 0.1068ha
 - commercial/industrial land: 0.0324ha
- 1.4. All baseline land use types exist over freely draining soils over which an annual rainfall of 700.1-750 mm is relevant.
- 1.5. Now developed, the park comprises mostly wildflower meadow (greenspace) with a play area for children (classed as residential). The areas of these two land uses are 1.03ha and 0.02ha respectively.

Stages 2 & 3: calculation of nitrogen loading from change of land use

- 1.6. Stages 2 & 3 of the calculator assess the Total nitrogen loading to the water environment that is currently taking place and compares this to the loading that will occur once the site has been developed. The difference between the two loadings represents the saving in nitrogen loading to the water environment (see screenshots on the following page).

Current land use information		
Description of required information	Data entry column - user inputs required	
Operational catchment:	East Hampshire Rivers	
Soil drainage type:	Freely draining	
Annual average rainfall (mm):	700.1 - 750	
Within nitrate vulnerable zone (NVZ):	Yes	
Current land uses		
Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Cereals	0.91	25.43
Commercial/Industrial urban land	0.03	0.23
Lowland	0.11	1.37
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	1.05	27.03

Future land uses		
New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Residential urban land	0.02	0.27
Greenspace	1.03	3.09
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
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		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	1.05	3.36

- 1.7. Stage 2 shows that the nitrogen loading of Knowle Park in its former use as arable land was 27.03kg TN per year. Now built out, the loading has reduced to 3.36kg TN per year to give an overall saving of 23.67kg TN.
- 1.8. As a saving, it is precautionary not to include for a 20% buffer. The final nitrogen saving associated with Knowle Park therefore remains at 23.67kg TN.

Welborne Park Orchard: calculation of nitrogen saving

- 1.9. Welborne Park Orchard extends to 0.74ha, with the baseline land use comprising only cereals – so also 0.74ha. As is the case for Knowle Park, the baseline land use exists over freely draining soils over which an annual rainfall of 700.1-750 mm is relevant.
- 1.10. Now developed, the orchard is best described as a community food growing land use.

Stages 2 & 3: calculation of nitrogen loading from change of land use

- 1.11. Stages 2 & 3 of the calculator assess the Total nitrogen loading to the water environment that is currently taking place and compares this to the loading that will occur once the site has been developed. The difference between the two loadings represents the saving in nitrogen loading to the water environment.

Current land use information		
Description of required information	Data entry column - user inputs required	
Operational catchment:	East Hampshire Rivers	
Soil drainage type:	Freely draining	
Annual average rainfall (mm):	700.1 - 750	
Within nitrate vulnerable zone (NVZ):	Yes	
Current land uses		
Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Cereals	0.74	20.59
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	0.74	20.59

Future land uses		
New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Community food growing	0.74	14.15
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	0.74	14.15

1.12. Stage 2 shows that the nitrogen loading of Welborne Park Orchard in its former use as arable land was 20.59kg TN per year. Now built out, the loading has reduced to 14.15kg TN per year to give an **overall saving of 6.44kg TN**.

1.13. As a saving, it is precautionary not to include for a 20% buffer. The final nitrogen saving associated with Knowle Park therefore remains at 6.44kg TN.

Western Employment Area: calculation of nitrogen saving

1.14. The Western Employment Area extends to 7.72ha, with the baseline land use comprising the following:

- Cereals 4.467ha
- lowland 3.07ha
- commercial/industrial land: 0.186ha

1.15. All baseline land use types exist over slowly permeable soils over which an annual rainfall of 700.1-750 mm is relevant.

1.16. Now consented and in the process of being developed out, the Western Employment Area comprises mostly commercial space (commercial/industrial) with areas of shrub and greenspace within the Welborne Mile SANG to provide screening. The areas of these three land uses are 5.4ha, 1.805ha and 0.524ha respectively.

Stages 2 & 3: calculation of nitrogen loading from change of land use

1.17. Stages 2 & 3 of the calculator assess the Total nitrogen loading to the water environment that is currently taking place and compares this to the loading that will occur once the site has been developed. The difference between the two loadings represents the saving in nitrogen loading to the water environment (see screenshots on the following page)

Current land use information		
Description of required information	Data entry column - user inputs required	
Operational catchment:	East Hampshire Rivers	
Soil drainage type:	Impeded drainage	
Annual average rainfall (mm):	700.1 - 750	
Within nitrate vulnerable zone (NVZ):	Yes	
Current land uses		
Existing land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Cereals	4.47	89.88
Lowland	3.07	21.43
Commercial/industrial/urban land	0.19	1.34
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
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</		

Future land uses		
New land use type(s) - user inputs required	Area (ha) - user inputs required	Annual nitrogen nutrient export (kg TN/yr)
Commercial/industrial/urban land	5.40	38.90
Shrub	0.52	1.57
Greenspace	1.81	5.42
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
		0.00
Totals:	7.73	45.89

1.18. Stage 2 shows that the nitrogen loading of the Western Employment Area in its former use as predominantly arable land was 112.65kg TN per year. Now built out, the loading has reduced to 45.89kg TN per year to give an **overall saving of 66.76kg TN**.

1.19. As a saving, it is precautionary not to include for a 20% buffer. The final nitrogen saving associated with the Western Employment Area therefore remains at 66.76kg TN.