

# Technical Note

---

<b>Project</b>	SA/SEA and HRA for the Welborne Plan Modifications	<b>Date</b>	January 2015
<b>Note</b>	Second Addendum	<b>Ref</b>	UE-0115
<b>Author</b>	NP	<b>Page</b>	1 of 7

---

## 1. Introduction

This technical note forms a second Addendum to the combined Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA), and Habitats Regulations Assessment (HRA), for the Fareham Borough Local Plan Part 3: The Welborne Plan. Readers of this note are referred to the following documents for more detailed information about the assessment processes, and which support the information contained in this note:

- ▶ The Submission Draft Welborne Plan (June 2014):
  - [http://www.fareham.gov.uk/pdf/planning/WelborneCoreDocuments/SD01\\_Welborne\\_Submission\\_Plan.pdf](http://www.fareham.gov.uk/pdf/planning/WelborneCoreDocuments/SD01_Welborne_Submission_Plan.pdf)
- ▶ SA/SEA and HRA for the Welborne Plan: Addendum (June 2014):
  - [http://www.fareham.gov.uk/PDF/planning/CD-03a\\_CouncilResponse\\_Addendum.pdf](http://www.fareham.gov.uk/PDF/planning/CD-03a_CouncilResponse_Addendum.pdf)
- ▶ The Sustainability Report for the Publication Draft Welborne Plan (January 2014):
  - [http://www.fareham.gov.uk/PDF/planning/new\\_community/Publication-Welborne-SA-Combined.pdf](http://www.fareham.gov.uk/PDF/planning/new_community/Publication-Welborne-SA-Combined.pdf)
- ▶ The Habitats Regulations Assessment Report for the Publication Draft Welborne Plan (January 2014):
  - [http://www.fareham.gov.uk/PDF/planning/new\\_community/Final-HRA-Report.pdf](http://www.fareham.gov.uk/PDF/planning/new_community/Final-HRA-Report.pdf)

The purpose of the Second Addendum is to provide the information necessary under the SA/SEA and HRA to accompany consultation on Main Modifications which the Council is proposing to make to the Welborne Plan in response to the issues discussed during the Examination in Public.

There are 23 proposed Main Modifications (MM) in total, comprising changes to policy and significant changes to supporting text, including changes that the Council proposes in response to concerns raised by representations made at Examination hearing sessions.

Section 2 of this Addendum presents a High Level Assessment of the Main Modifications against the SA Objectives. Section 3 presents an HRA screening assessment of the Main Modifications. Section 4 concludes the Addendum. Changes to the Policies Map and Strategic Framework Diagram resulting from the Main Modifications are shown at Annexes 1 and 2, respectively.

## 2. Proposed Main Modifications SA/SEA

The results of the High Level Assessment for the proposed Main Modifications are illustrated at Annex 3, and a brief commentary follows.

MM3 is predicted to have a minor positive effect on SA3 (Landscape) by strengthening policy requirements in relation to settlement buffers.

MM4 is predicted to have a minor positive effect on SA6 (Air, Water, Light and Noise Pollution) by strengthening policy protection against noise, light and air pollution.

MM5 is predicted to have minor positive effects on SA4 (Accessibility), SA9 (Economy and Accessible Jobs) and SA11 (Health and Safety) by strengthening policy requirements on maximising opportunities to prioritise pedestrian and cyclist movement across the A32.

MM10 is predicted to have a minor positive effect on SA1 (Housing), especially sub-criterion SA1a (Affordable Housing), by clarifying the overall proportion of affordable housing and the requirement for each phase to deliver at least 10% affordable housing.

MM15 is predicted to have a minor negative effect on SA11d by reducing the requirement for allotment provision, thereby decreasing opportunities to gain access to locally-produced fresh food.

MM16 is predicted to have minor positive effects on SA3 (Landscape) and to a lesser extent SA2 (Heritage) by strengthening policy requirements on structural landscaping.

MM18 is predicted to have minor positive effects on SA6 (Air, Water, Light and Noise Pollution) and SA8 (Natural Resources) and to a lesser extent SA7 (Biodiversity) by strengthening policy requirements on waste water conveyance and treatment infrastructure.

MM19 is predicted to have minor positive effects on SA5 (Climate Change Adaptation), SA6 (Air, Water, Light and Noise Pollution) and SA7 (Biodiversity) by strengthening policy requirements on flood risk assessment, and the design, delivery and management of Sustainable Drainage Systems.

MM20 is predicted to have minor positive effects on SA8 (Natural Resources) by strengthening policy requirements on the provision of a new Household Waste and Recycling Centre.

All other proposed Main Modifications are predicted to have a neutral effect on the SA Objective because they either provide additional clarification on the meaning of policy or supporting text, or do not materially alter the location, duration or magnitude of previous assessment conclusions.

## 3. Proposed Main Modifications HRA

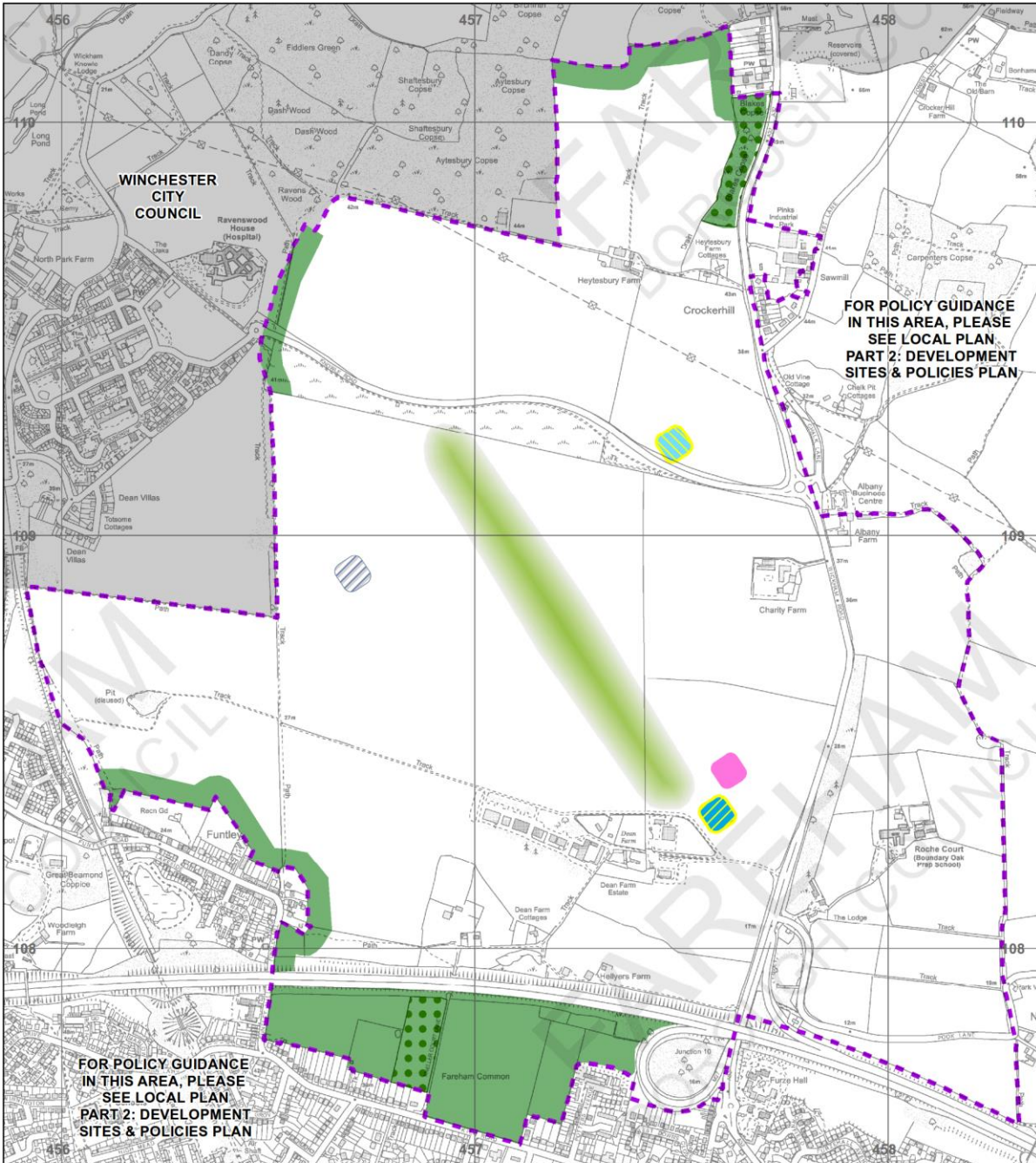
The results of the Screening Assessment for the proposed Main Modifications are illustrated at Annex 4. No additional likely significant effects are predicted to result from any of the Main Modifications.

#### **4. Conclusion**

Overall the proposed Main Modifications are not considered to significantly alter the findings of the SA/SEA for the Welborne Plan, as reported in the Sustainability Report (January 2014). Whilst one minor negative effect is predicted under SA11 in relation to allotment provision, the reason for this change is to correct an error in the plan rather than a fundamental change in policy ambition. All other Main Modifications are predicted to have neutral or minor positive effects on the SA Objectives.

It is not considered that the proposed Main Modifications would significantly change the overall assessment of the Welborne Plan against the Conservation Objectives of Special Areas of Conservation, Special Protection Areas, or Ramsar sites, as reported in the HRA Report (January 2014).

# Annex 1: Revised Welborne Policies Map











1:10,000

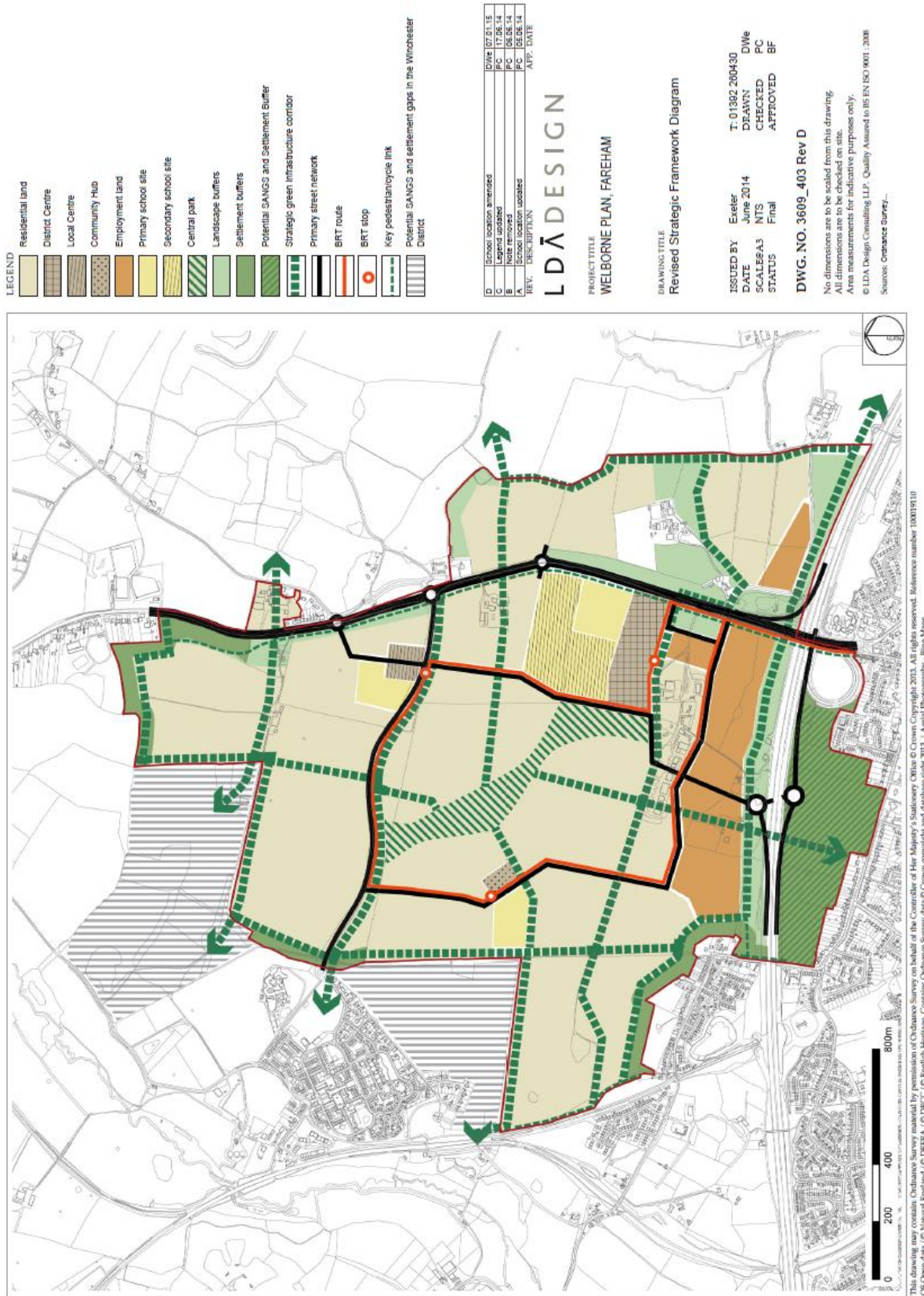


This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014  
Scale 1:10,000

## LEGEND

-  WELBORNE POLICY BOUNDARY (CS13, WEL1-4, WEL6-43)
-  SITES OF IMPORTANCE FOR NATURE CONSERVATION (CS4)
-  WELBORNE SECONDARY SCHOOL POTENTIAL APPROXIMATE LOCATION (WEL16)
-  WELBORNE SETTLEMENT BUFFERS (WEL5)
-  WELBORNE CENTRAL PARK APPROXIMATE LOCATION (WEL29)
-  WELBORNE LOCAL CENTRE APPROXIMATE LOCATION (WEL11)
-  WELBORNE DISTRICT CENTRE APPROXIMATE LOCATION (WEL10)
-  WELBORNE COMMUNITY HUB APPROXIMATE LOCATION (WEL12)

# Annex 2: Revised Welborne Strategic Framework Diagram



## **Annex 3: SA/SEA High Level Assessment Findings**

Please see insert.

Welborne Plan: Main Modifications  
High Level Assessment January 2015

SA Objectives

SA1 SA2 SA3 SA4 SA5 SA6 SA7 SA8 SA9 SA10 SA11

Main Modifications

Main Modifications		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
MM1	Supporting Text: Page 8, Paragraph 1.29	0	0	0	0	0	0	0	0	0	0	0
MM2	Policy WEL2: Page 20, insert new 1st bullet, amend 6th bullet	0	0	0	0	0	0	0	0	0	0	0
MM3	Policy WEL5: Page 38-39, insert clarification text to policy	0	0	+	0	0	0	0	0	0	0	0
MM4	Policy WEL6: Pages 44-45, insert additional criterion	0	0	0	0	0	+	0	0	0	0	0
MM5	Policy WEL6: Pages 44-45, amend criterion iii	0	0	0	+	0	0	0	0	+	0	+
MM6	Policy WEL7: Pages 46-47, revisions	0	0	0	0	0	0	0	0	0	0	0
MM7	Supporting Text: Page 54, Paragraph 5.17	0	0	0	0	0	0	0	0	0	0	0
MM8	Policy WEL10: Page 61, revision to 6th paragraph Policy WEL11: Page 63, revision to 4th paragraph	0	0	0	0	0	0	0	0	0	0	0
MM9	Policy WEL16: Page 74, final choice of secondary school location (as assessed in First Addendum)	0	0	0	0	0	0	0	0	0	0	0
MM10	Policy WEL18: Page 81, revisions	+	0	0	0	0	0	0	0	0	0	0
MM11	Policy WEL23Policy WEL23: Page 92, revise item iii	0	0	0	0	0	0	0	0	0	0	0
MM12	Supporting Text: Page 94, Paragraph 7.24 - 1st sentence	0	0	0	0	0	0	0	0	0	0	0
MM13	Supporting Text: Pages 94-95, Paragraph 7.27 – list item 1	0	0	0	0	0	0	0	0	0	0	0
MM14	Policy WEL25: Page 97, revise 1st sentence	0	0	0	0	0	0	0	0	0	0	0
MM15	Policy WEL29: Page 106, revise table from 0.34ha to 0.13ha (allotment provision per 1,000 residents)	0	0	0	0	0	0	0	0	0	0	-
MM16	Policy WEL33: Page 114, new 2nd paragraph	0	+	+	0	0	0	0	0	0	0	0



## Welborne Plan: Main Modifications High Level Assessment January 2015

## SA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
MM17	Policy WEL36: Page 117, amend criterion ii	0	0	0	0	0	0	0	0	0	0	0
MM18	Policy WEL37: Page 120, clarification amendments	0	0	0	0	0	+	+	+	0	0	0
MM19	Policy WEL39: Page 123, revisions	0	0	0	0	+	+	+	0	0	0	0
MM20	Policy WEL40: Page 125, HWRC to west of A32	0	0	0	0	0	0	0	+	0	0	0
MM21	Supporting Text: Page 126-129, Paragraphs 10.6 – 10.23	0	0	0	0	0	0	0	0	0	0	0
MM22	Policy WEL41: Page 133, revisions	0	0	0	0	0	0	0	0	0	0	0
MM23	Supporting Text: Pages 138, Paragraphs 11.5 - 11.6	0	0	0	0	0	0	0	0	0	0	0

### Key to the High Level Assessment Matrix

++	Likely strong positive effect
+	Likely positive effect
0	Neutral/no effect
-	Likely adverse effect
--	Likely strong adverse effect
+/-/?	Uncertain effects

### SA Objectives

- 1 To provide good quality and sustainable housing for all
- 2 To conserve and enhance built and cultural heritage
- 3 To conserve and enhance the character of the landscape
- 4 To promote accessibility and encourage travel by sustainable means
- 5 To minimise carbon emissions at the new community and promote adaptation to climate change
- 6 To minimise air, water, light and noise pollution affecting the new community
- 7 To conserve and enhance biodiversity
- 8 To conserve and manage natural resources (water, land, minerals, agricultural land, materials)
- 9 To strengthen the local economy and provide accessible jobs available to residents of the new community
- 10 To create vital and viable new centres which complement existing centres
- 11 To create a healthy and safe new community



## **Annex 4: HRA Screening Findings**

Please see insert.

## Welborne Plan: Main Modifications Screening Assessment

		SAC					SPA				Ramsar			
		Butser Hill	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest
<b>Main Modifications</b>														
MM1	Supporting Text: Page 8, Paragraph 1.29	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM2	Policy WEL2: Page 20, insert new 1st bullet, amend 6th bullet	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM3	Policy WEL5: Page 38-39, insert clarification text to policy	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3
MM4	Policy WEL6: Pages 44-45, insert additional criterion	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2
MM5	Policy WEL6: Pages 44-45, amend criterion iii	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM6	Policy WEL7: Pages 46-47, revisions	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM7	Supporting Text: Page 54, Paragraph 5.17	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM8	Policy WEL10: Page 61, revision to 6th paragraph Policy WEL11: Page 63, revision to 4th paragraph	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM9	Policy WEL16: Page 74, final choice of secondary school location (as assessed in First Addendum)	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
MM10	Policy WEL18: Page 81, revisions	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM11	Policy WEL23Policy WEL23: Page 92, revise item iii	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM12	Supporting Text: Page 94, Paragraph 7.24 - 1st sentence	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM13	Supporting Text: Pages 94-95, Paragraph 7.27 – list item 1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM14	Policy WEL25: Page 97, revise 1st sentence	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM15	Policy WEL29: Page 106, revise table from 0.34ha to 0.13ha (allotment provision per 1,000 residents)	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM16	Policy WEL33: Page 114, new 2nd paragraph	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3	A3
MM17	Policy WEL36: Page 117, amend criterion ii	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM18	Policy WEL37: Page 120, clarification amendments	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2
MM19	Policy WEL39: Page 123, revisions	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2	A2

Welborne Plan: Main Modifications Screening Assessment		SAC					SPA				Ramsar			
		Butser Hill	River Itchen	Solent and Isle of Wight Lagoons	Solent Maritime	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest	Chichester and Langstone Harbours	Portsmouth Harbour	Solent and Southampton Water	The New Forest
MM20	Policy WEL40: Page 125, HWRC to west of A32	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4	A4
MM21	Supporting Text: Page 126-129, Paragraphs 10.6 – 10.23	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM22	Policy WEL41: Page 133, revisions	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1
MM23	Supporting Text: Pages 138, Paragraphs 11.5 - 11.6	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1	A1

**Assessment Key**

**Category A: No negative effect**

- A1** Options / policies that will not themselves lead to development e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy.
- A2** Options / policies intended to protect the natural environment, including biodiversity.
- A3** Options / policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European Site.
- A4** Options / policies that positively steer development away from European sites and associated sensitive areas.
- A5** Options / policies that would have no effect because development is implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites.

**Category B: No significant effect**

- B** Options / policies that could have an effect, but the likelihood is there would be no significant negative effect on a European site either alone or in combination with other elements of the same plan, or other plans or projects.

**Category C: Likely significant effect alone**

- C1** The option, policy or proposal could directly affect a European site because it provides for, or steers, a quantity or type of development onto a European site, or adjacent to it.
- C2** The option / policy could indirectly affect a European site e.g. because it provides for, or steers, a quantity or type of development that may be ecologically, hydrologically or physically connected to it or increase disturbance.
- C3** Proposals for a magnitude of development that, no matter where it was located, the development would be likely to have a significant effect on a European site.
- C4** An option / policy that makes provision for a quantity / type of development but the effects are uncertain because its detailed location is to be selected following consideration of options in a later, more specific plan.
- C5** Options / policies for developments or infrastructure projects that could block alternatives for the provision of other development in the future, that may lead to adverse effects on European sites, which would otherwise be avoided.
- C6** Options, policies or proposals which are to be implemented in due course - if implemented in one or more particular ways, the proposal could possibly have a significant effect on a European site.
- C7** Any other options, policies or proposals that would be vulnerable to failure under the Habitats Regulations at project assessment stage; to include them in the plan would be regarded by the EC as 'faulty planning'.
- C8** Any other proposal that may have an adverse effect on a European site, which might try to pass the tests of HRA at project level by arguing that the plan provides IROPI to justify its consent despite a negative assessment.

**Category D: Likely significant effects in combination**

- D1** The option, policy or proposal alone would not be likely to have significant effects but if its effects are combined with the effects of other policies within the same plan the cumulative effects would be likely to be significant.
- D2** Options, policies or proposals that alone would not be likely to have significant effects but if their effects are combined with the effects of other plans or projects, the combined effects would be likely to be significant.
- D3** Options or proposals that are, or could be, part of a programme or sequence of development delivered over a period, where the implementation of the later stages could have a significant effect on European sites.
- ?** Uncertain effects - take forward to Appropriate Assessment.