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Sustainability Appraisal for the New Community North of Fareham Plan

Options Assessment

March 2013

Sustainability Appraisal for the New Community North of Fareham Plan

Options Assessment

DRAFT

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Abbreviations

ALC	Agricultural Land Classification
AQMA	Air Quality Management Area
ASNW	Ancient Semi Natural Woodland
BAP	Biodiversity Action Plan
BRT	Bus Rapid Transit
DAM	Detailed Assessment Matrix
DPD	Development Plan Document
FBC	Fareham Borough Council
HLA	High Level Assessment
HRA	Habitats Regulation Assessment
HWRC	Household Waste and Recycling Centre
LDF	Local Development Framework
NCNF	New Community North of Fareham
NPPF	National Planning Policy Framework
SA	Sustainability Appraisal
SAC	Special Areas of Conservation
SAM	Scheduled Ancient Monument
SDMP	Solent Disturbance and Mitigation Project
SEA	Strategic Environmental Assessment
SINC	Sites of Importance for Nature Conservation
SPA	Special Protection Areas
SPZ	Source Protection Zone
SRTM	Sub Regional Transport Model
SSSI	Sites of Special Scientific Interest

1 Introduction

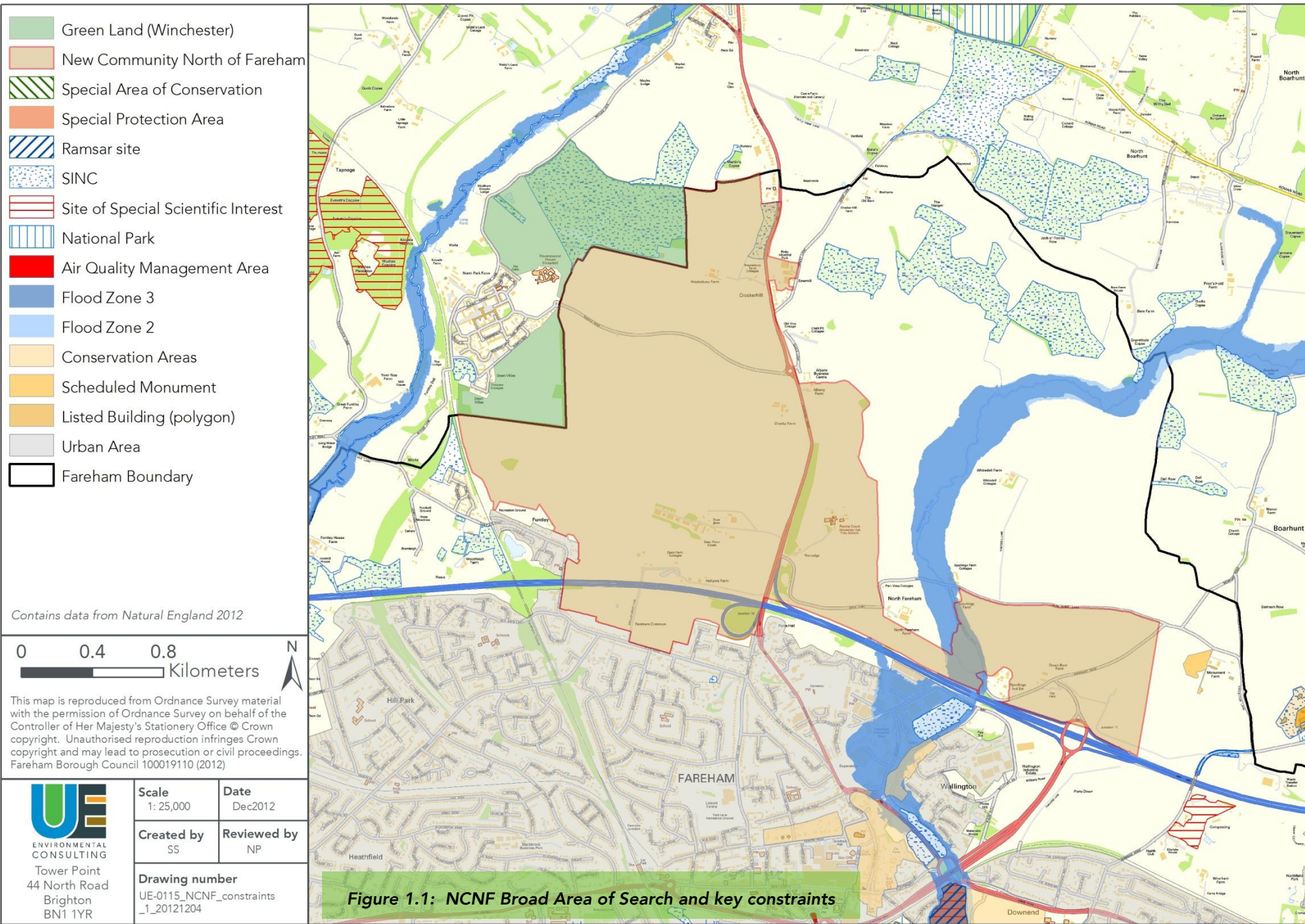
1.1 Purpose of this Report

- 1.1.1 Subsequent to adoption of Fareham borough's Core Strategy in August 2011, the Council is preparing an Area Action Plan for the New Community North of Fareham (NCNF), and is undertaking a Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the plan. Separate reports present the Habitats Regulations Assessment. This Options Assessment Report presents an appraisal of the main masterplanning options that were consulted on during summer 2012 and those arising during the development of the Draft Plan.
- 1.1.2 Sustainability Appraisal (incorporating Strategic Environmental Assessment; SEA) is the process of informing and influencing the evolution of NCNF Plan, in combination with other decision making information, to enable the allocation of land uses with maximum sustainability. In this context the report should be considered through the ongoing preparation of the NCNF Plan.

1.2 The New Community North of Fareham Plan

- 1.2.1 The principle of developing a New Community North of Fareham was established by the Fareham Borough Core Strategy and, before that, the South East Plan. The Core Strategy describes the vision for the New Community and sets the overall development objectives, including provision for 6,500-7,500 dwellings and up to 90,750m² of employment floorspace¹, whilst allowing for flexibility in the NCNF Plan to adjust these objectives where necessary in order to achieve a successful, sustainable development. The NCNF Plan is exploring a number of alternative options, including the number of new homes to be developed, jobs to be provided, a transport strategy, and quantity and layout of green infrastructure.
- 1.2.2 The Council has stated its intention that the New Community should aim for high standards of sustainability and resilience to climate change, should deliver a substantial number of affordable homes, and should avoid adversely affecting European nature conservation sites and other important environmental assets in the area. The process is being supported through the preparation of a concept masterplan for the development. The masterplan and NCNF Plan will establish a deliverable and viable quantum for residential, employment and retail development, setting out detailed objectives for community and infrastructure provisions, and the disposition and phasing of land uses.
- 1.2.3 Figure 1.1 illustrates the broad location of the New Community and the main environmental constraints nearby.

¹ Policy CS13 of the Fareham Core Strategy presents the broad development principles for the SDA.



Contains data from Natural England 2012



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Scale 1: 25,000	Date Dec2012
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Figure 1.1: NCNF Broad Area of Search and key constraints

1.3 How to Use This Report

- 1.3.1 This report should be used to provide sustainability context to development of the concept masterplan and the Draft NCFN Plan. It should be noted that the report is not the equivalent of an Environmental Report in line with the SEA Directive; this will be published later in the process as the Sustainability Report. The information presented herein is a key part of the assessment of alternatives and will also be documented in the Sustainability Report.
- 1.3.2 Whilst an Options Assessment Report is not a requisite part of the CLG SA Guidance (CLG, 2009), this document follows the intentions of National Planning Policy Framework (2012; NPPF). In this context, the Options Assessment Report presents sustainability issues for consideration alongside the proposed options for the masterplan and NCFN Plan.
- 1.3.3 The Options Report is structured as follows:
- 1.3.3.1 **Chapter 2** and **Appendix I** set out the methodology for the assessment of the masterplanning options.
- 1.3.3.2 **Chapter 3** and **Appendix II** present the findings of the appraisal of the masterplanning options and discuss the assessment of options. This is presented through an assessment summary matrix and an accompanying commentary which compares the sustainability performance of each of the options in relation to the SA Framework, developed during the SA scoping process.
- 1.3.3.3 **Chapter 4** is the final chapter of the report and presents a number of conclusions linked to the appraisal carried out on the options, and sets out the next steps in the SA process.

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2 Assessment Methodology

2.1 Introduction

2.1.1 This chapter sets out the approach to the appraisal of the NCNF options discussed in the previous chapter. It also describes how the findings of the appraisal have been presented to inform the development of the NCNF Plan.

2.2 Assessment of the NCNF Options

2.2.1 Following consultation on the Concept Masterplan Options for the New Community in summer 2012, a number of options within each of a series of themes was distilled from the masterplanning work. These were supplied to assessment team by the Council, and address the following themes:

- ▶ Site boundary
- ▶ Location of district centre
- ▶ Retail floorspace
- ▶ Secondary school capacity and catchment
- ▶ Community facilities
- ▶ Affordable housing
- ▶ Employment location
- ▶ Quantum of employment floorspace
- ▶ Smarter choices
- ▶ Balance of public and private open space
- ▶ Energy
- ▶ Household waste recycling centre
- ▶ Use of Fareham Common
- ▶ High Level Development Principles
- ▶ Use of land in Winchester District
- ▶ Number of local and district centres
- ▶ Location of secondary school
- ▶ Health
- ▶ Quantum of housing
- ▶ Housing density
- ▶ Affordable housing mix
- ▶ Employment land use split
- ▶ Public transport
- ▶ Transport network
- ▶ Green Infrastructure Strategy
- ▶ Water
- ▶ Use of land at Pinks Sawmills
- ▶ Additional Development Principles

2.2.2 The appraisal of masterplanning options has engaged a strategic High Level Assessment (HLA) technique which uses the SA Framework to evaluate each option. The SA Framework was developed through the SA scoping stage and consists of eleven SA Objectives, each of which has corresponding 'decision making criteria' and 'sustainability themes' (Table 2.1). The full SA Framework, including objectives, decision making criteria and sustainability themes is reproduced in Appendix I. For each option, with reference to onsite or nearby environmental constraints, the impact of the proposal on the SA Objectives was assessed (Strong Negative, Negative, Neutral, Positive or Strong Positive). Through this approach the appraisal has evaluated the likely sustainability performance of each option against each of the eleven SA Objectives within the SA Framework.

Table 2.1: SA Objectives and corresponding Sustainability Themes for the Fareham Borough Council Site Allocations Sustainability Appraisal.

SA Objective		Sustainability Theme(s)
1	To provide good quality and sustainable housing for all	Housing; Population and quality of life
2	To conserve and enhance built and cultural heritage	Landscape; Historic environment
3	To conserve and enhance the character of the landscape	Landscape; Historic environment
4	To promote accessibility and encourage travel by sustainable means	Transportation and accessibility; Population and quality of life; Air quality; Climate change
5	To minimise carbon emissions at the new community and promote adaptation to climate change	Air quality; Climate change; Material assets
6	To minimise air, water, light and noise pollution affecting the new community	Air quality; Population and quality of life; Water
7	To conserve and enhance biodiversity	Biodiversity and geodiversity
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Material assets; Soil; Water
9	To strengthen the local economy and provide accessible jobs available to residents of the new community	Population and quality of life; Economic factors
10	To create vital and viable new centres which complement existing centres	Population and quality of life; Economic factors
11	To create a healthy and safe new community	Health; Population and quality of life

2.2.3 The HLA is referred to by CLG (2009) as a ‘sieving technique’ the purpose of which is to focus later detailed assessments on the most challenging options. Within this SA, options which are taken forward for detailed assessment are those which (a) are selected as preferred in the next version of the masterplan, and (b) are appraised as having greater negative than positive effects overall, or (c) those with one or more strong negative impacts on at least one SA Objective. Any new options to be considered for inclusion in the masterplan will also be subject to HLA before it is decided whether they should undergo detailed assessment.

2.2.4 The findings of the HLA are summarised in matrix format which illustrates the impact of each proposal, on each of the SA Objectives. Commentary for each of the masterplanning options discusses each theme in relation to the eleven SA Objectives and corresponding sustainability themes. This enables the reader to establish and directly compare the likely sustainability performance of each of the options in relation to the full range of sustainability issues considered through the SA process.

2.2.5 The findings of the options assessment are presented in Chapter 3.

3 Appraisal Findings: New Community North of Fareham Options

3.1 High Level Assessment of the New Community North of Fareham Options: Summary

3.1.1 Appendix II presents a matrix summarising the HLA carried out on each of the masterplanning options. This is accompanied in section 3.3 by a commentary discussing and comparing the options' sustainability performance in relation to the SA Objectives.

3.2 Site Setting

3.2.1 The current NCFN area of search, as shown on Figure 1.1, includes the core area of farmland north of the M27 and west of the A32, together with smaller areas of land east of the A32, north of the M27 junction 11 and south of the M27 at Fareham Common (parts of the site within Winchester district at Knowle and Fiddler's Green are excluded from this description as they are unlikely to be developed). The area includes:

- ▶ A corridor of land prone to flooding (Flood Zones 2 and 3) associated with the River Wallington. The Meon Flood Zones lie outside of the site to the west
- ▶ One Grade II* listed building (Dean Farmhouse, Wickham Road), and two Grade II listed buildings (The Lodge and Boundary Oak School, Roche Court; Wickham Road). A further six Grade II listed buildings fall just outside of the site (Downbarn Farmhouse and Cottage, Boarhunt Road; Greenhill Cottage, Spurlings Lane; Church of St Francis in Funtley; House at Saw Mills, Forest Lane; and North Fareham Farmhouse, Pook Lane).
- ▶ Four Scheduled Ancient Monuments (SAM) can be found not far to the east of the site, including Fort Nelson (also a Grade I listed building) and three World War II Heavy Anti-aircraft Gun sites at Monument Farm.
- ▶ Grade II listed Knowle Hospital Chapel lies outside of the site, while there are further listed buildings and conservation areas across the M27 in Fareham.
- ▶ One Site of Importance to Nature Conservation (SINC) is within the site adjacent to the A32 in the north of the site; Blakes Copse, an area of Ancient Semi-Natural Woodland (ASNW).
- ▶ A further six SINC, all ASNW, can be found close to the site in the north (Martin's Copse, Knowle Copse / Dash Wood / Raven's Wood, Homerhill Copse and the Hanger, Carpenter's Copse, Ravenswood Row, and Birchfrith Copse).
- ▶ A further four SINC, all ASNW, can be found to the west of the site (Funtley Triangle (poor unimproved wet grasslands), Park Cottages Copse (fragments of ASNW), the River Meon, and Great Beamond Coppice (ASNW). Wallington Meadow SINC (poor unimproved grassland of community value) lies just outside of the site downstream of the Wallington.

- ▶ The majority of the core of the site is Agricultural Land Classification (ALC) Grade 2 (very good), with fragments of Grade 3 (good to moderate) land around the fringes.
- ▶ A Source Protection Zone (SPZ) focused on the River Wallington in the east of the site, but with Zones 2 and 3 extending as far north and west as Albany Farm at the A32, and east to junction 11.
- ▶ Areas of high visibility and landscape sensitivity to the east of the site; areas of good landscape quality just east of the site, extending north from junction 11; areas of low to medium landscape quality between the Wallington and A32, and at the south and north edges of the site; and an area of low landscape quality in the central core of the site.

3.3 Appraisal Commentary

Site boundary

- 3.3.1 The HLA options in Appendix II differ from the numbered options that were consulted on as part of the Concept Masterplan. HLA option one refers to Concept Masterplan options 1 and 2, which are the same. HLA option two refers to Concept Masterplan option 3 (no land north of junction 11), while HLA option 3 refers to Concept Masterplan option 4 (no land at all east of A32).
- 3.3.2 Objective 1 (housing) is not fundamentally affected by changes to the site boundary; a smaller site could reduce the number of homes deliverable, but this could feasibly be offset by building to higher densities.
- 3.3.3 Objective 2 (heritage) may be negatively affected by all three options, however, options one and two would have comparatively more severe impacts because the majority of listed buildings on sites are found the east of A32 and north of junction 11, the setting of which could deteriorate as a result of development. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site, and so allocating land here could result in landscape and visual impacts.
- 3.3.4 Regarding Objective 4 (accessibility and sustainable travel), allocating land at junction 11, away from the core development site, is most likely to attract a greater number of car journeys, particularly if the land use is a business park. It is accepted that this option would probably be assisted by the Bus Rapid Transit (BRT) service, however, locating employment areas closer to residential and town centres uses would represent a more sustainable mix of uses. Option one performs least well in this respect, within options two and three performing progressively better. Similar consequences are predicted for carbon emissions (Objective 5) and air pollution (Objective 6) due to the greater likelihood of access to land at junction 11 by car.
- 3.3.5 Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) towards the east could constrain the type or layout of development that would be permitted here, while the areas of greatest ecological value on site (Objective 7) are also to be found in the east. The majority of the site, particularly the core areas, are agricultural land of relatively low ecological value (notwithstanding the SINC's at the west and north boundaries and an area of wet pasture around North Fareham Farm and Pook Lane (CBA, 2011) which occasionally supports wintering

Curlw). The majority of all areas considered within these masterplanning options are ALC Grade 2 (Objective 8).

3.3.6 Option three would offer the most sustainable outcome with reference to accessible jobs (Objective 9), vital and viable centres (Objective 10) and a healthy new community (Objective 11; by making it easier to walk or cycle to all areas). Options one and two do not detract from the objective to strengthen the economy and provide new jobs, but neither helps to improve accessibility.

3.3.7 In summary, to allocate land west of the A32 only is assessed as being the most sustainable option, followed by option two (some land east of the A32 but not at junction 11), while option one is the least sustainable for the site boundary.

Use of land in Winchester district

3.3.8 Allocating housing on part of the Knowle triangle may help to achieve Objective 1 (housing), but it does not necessarily follow that deciding not to allocate housing here would be an impediment to the objective. Conversely, developing part of the triangle may limit the amount of natural greenspace that is available to serve other homes in this locality, with knock-on effects for biodiversity (Objective 7, by limiting the effectiveness of mitigation to avoid impacts at European sites), health (Objective 11, by not providing accessible areas for formal or informal recreation) and landscape quality (Objective 3, at least as perceived from within Knowle). A comparative assessment between these options for Knowle triangle is essentially neutral with regard to all other objectives.

3.3.9 In summary, using the Knowle triangle for formal open space or semi-natural greenspace are assessed as being the most sustainable options.

Location of district centre

3.3.10 Assuming that at least one district centre will be a pre-requisite for developing a sustainable community, and notwithstanding that all options will come with a degree of environmental impact (loss of agricultural land for instance), there is not a great deal to separate the four locations in a comparative assessment. Option two (corner of A32 and Knowle Road) could be viewed as performing less well, because it would be toward the edge of the community, thus not being very accessible (Objectives 4 and 9) or as successful in creating viable new centres (Objective 10) or promoting healthy travel and centrally located facilities (Objectives 4 and 11). However, the degree to which this holds true would depend on whether land to the east of A32 is also developed. By the same logic, option four (or any other centrally located option) would perform better against these objectives.

3.3.11 In summary, a centrally located district centre would offer the greatest sustainability benefits to the New Community.

Number of local and district centres

3.3.12 The assessment findings for this theme are similar to those above, in relation to the location of a district centre. The key sustainability consideration is accessibility (Objectives 4 and 9), and how

it relates to community vitality (Objective 10), healthy and sustainable travel, and an appropriate mix of uses (Objectives 4 and 11). In this respect, a higher number of centres which are more centrally located within the New Community (rather than in Knowle) would perform better, but not to overprovide such that their economic viability is constrained through competition for limited custom. The Council has commissioned additional retail capacity studies which indicate that two or three local centres could be supported by the New Community in addition to one district centre, depending on their location and catchments. It was considered that Knowle could continue to serve a small scale convenience role.

- 3.3.13 In summary, the number and location of centres should be allocated such that each home is within a reasonable walking distance of shops and services, but without reducing the economic viability of each centre.

Retail floorspace

- 3.3.14 The overall level of retail development will need to be informed by the findings of retail capacity studies; the Core Strategy level of provision may or may not be confirmed as suitable – providing more or less than this level should be justified through the NCNF Plan evidence studies. The main sustainability consideration is the potential to increase car travel (Objective 4), air pollution (Objective 6) and carbon emissions (Objective 5), especially if the amount of retail is overprovided (hence drawing in additional traffic from outside the New Community) or underprovided (thereby increasing out-commuting from the development). Excessive road traffic from any source may also negatively affect biodiversity assets in the area (Objective 7), including European sites, an issue that is being examined through the HRA.

Location of secondary school

- 3.3.15 Providing a secondary school will be a pre-requisite for developing a sustainable community and, notwithstanding that all options will come with a degree of environmental impact (loss of agricultural land for instance), a comparative assessment of the four locations does not reveal great differences. There are two listed buildings near to Roche Court (Objective 2), which raises the possibility of negative impacts to the buildings or their setting, but it should be possible to avoid such impacts through appropriate design; the effect is thus assessed as uncertain. All four locations are in areas of low to medium landscape quality (Objective 3), so none performs better than the others.
- 3.3.16 Funtley may be the most accessible location for the school (Objective 4); it would be close both to residential areas within the New Community, and existing residents in Fareham. However, the other locations may actually be equally accessible from New Community residents, depending on the final layout of the town, so these are scored as neutral. Similar principles apply regarding carbon (Objective 5) and pollution (Objective 6) emissions from travel to school, and the likelihood of encouraging healthy travel (Objectives 4 and 11), and so the same assessment conclusions are made.
- 3.3.17 Regarding biodiversity, the winter bird survey (CBA, 2011) found periodic use of the wet pastures around North Fareham Farm and Pook Lane by Curlew. This is some distance from Roche Court (c.600m) but developing another school here could conceivably increase

disturbance in the area, especially if it is to the south of Roche Court. On the other hand, provision of additional playing fields might improve the quality of habitats for other wintering birds, notably Brent Goose. A further risk to biodiversity from allocating the school near Roche Court is the potential for increased use of roads passing close to Portsmouth Harbour, particularly if a link road is provided between A32 and junction 11. Portsmouth Harbour SPA/Ramsar is sensitive to air pollution (see also the HRA).

- 3.3.18 On balance, locating the school at Funtley is likely to be the most sustainable option.

Secondary school capacity and catchment

- 3.3.19 From a sustainability perspective, the main considerations are to provide educational facilities in accessible locations to facilitate healthy travel, and to discourage travel by car and unnecessary carbon and pollution emissions. Where existing school capacity is restricted there may also be an argument to overprovide in the New Community, although this would tend to attract trips from a wider area, but providing a smaller facility than would be needed to serve the development alone does not score well against the SA Objectives.

- 3.3.20 One option is to provide a smaller size NCNF school at a later phase if the development could part fund a larger Whiteley School. This would generate sufficient capacity at Henry Cort School to allow it to absorb pupils from the NCNF, which would mean the NCNF secondary school could be delivered later (from approximately 2030) and would be two FE smaller. However, parents living at the NCNF may not be likely to move children from Henry Cort back to the new school once it is open, which may undermine self-containment of the NCNF.

- 3.3.21 In summary, the most sustainable options are to provide educational facilities with at least enough capacity to serve residents of the New Community.

Health and community facilities

- 3.3.22 For both the health theme and community facilities theme, the primary consideration again is that of accessibility. To provide a higher level of facilities will help to facilitate healthy travel (Objectives 4 and 11), and discourage travel by car (Objective 4) and unnecessary carbon (Objective 5) and pollution emissions (Objective 6). It will also promote the vitality of communities and help to create a healthy and safe New Community.

- 3.3.23 The most sustainable options will be to provide a higher level of health and community facilities.

Quantum of housing

- 3.3.24 Three levels of residential development are considered, High (7,500), Mid (6,500) and Low (5,400), each of which will help to provide housing for all (Objective 1), although its quality and sustainability will need to be considered once some design work is complete. Option one provides the greatest benefit to this Objective. No information is yet available on the location of residential development, and so it is not possible to properly assess the potential impacts on heritage (Objective 2) and landscape (Objective 3). But there are listed buildings in the area,

the setting of which may be harmed by inappropriate design, while some parts of the site are of medium to low landscape quality and these will be degraded by development.

- 3.3.25 The site is considered to be in a broadly sustainable location with regards to access (Objective 4). It is well served by the road network, and should also benefit from improved bus services and BRT. All housing quanta considered will increase carbon emissions (Objective 5) both during construction and operation, with the greatest increases coming from the higher levels of development. The same could be said for air, water, light and noise pollution (Objective 6), but the New Community is unlikely to be affected by existing pollution sources so long as residential areas are generally directed away from the M27 corridor.
- 3.3.26 The core of the site is of relatively low ecological value (Objective 7), but areas rich in biodiversity are present around the fringes, particularly the ancient woodland SINCS to the north, and the river corridors and wet grasslands to the east and west. Higher levels of development are more likely to negatively affect these assets, but all options have the potential to; ensuring that the layout and design of the New Community responds to ecological assets at the micro scale will be important to preserving what currently exists, while opportunities should be taken to enhance the biodiversity resource through design wherever possible. All options will use a considerable amount of natural resources (Objective 8), particularly during construction, as well as resulting in the loss of Grade 2 agricultural land. But there will be opportunities to incorporate the use of sustainable and/or recycled materials in construction, and to design-in measures to reduce the operational use of resources.
- 3.3.27 In summary, to provide a low or mid-level of residential development will have comparatively less severe environmental and sustainability impacts (except for Objective 1), but all three options will have negative effects.

Housing density

- 3.3.28 In relation to most Sustainability Objectives, the density to which residential areas are built has little impact; effects are assessed as neutral for housing (Objective 1), climate change (Objective 5), pollution (Objective 6), resource (Objective 8), the economy (Objective 9) and vitality of centres (Objective 10). Those objectives which are more directly related to the amount of land, and hence environmental assets, lost to development are assessed progressively more positively the higher the density. This applies to heritage (Objective 2), landscape (Objective 3), and ecology (Objective 7). Higher density development is also more likely to support the viability of public transport services (Objective 4).
- 3.3.29 The exception is in relation to the lower density option with regard to ecological impacts; building at lower densities risks decreasing the amount of land that can be given over to semi-natural greenspace, which is needed in order to help avoid impacts to European sites (see also the HRA). It is accepted that it is not currently possible to place an absolute figure on the relative balance between the developed area and semi-natural greenspace, but the assessment indicates the direction of travel in this respect. Conversely, in relation to the health of the New Community, building at the higher densities may limit the amount of (formal) open space that could be provided within developed areas, which may result in negative impacts.

- 3.3.30 In summary, building to higher densities, and securing a high proportion of both semi-natural and formal open space within and around the New Community, would be the most sustainable option.

Affordable housing and affordable housing mix

- 3.3.31 Affordable housing is considered an essential element of any sustainable development (Objective 1), particularly so in the south east where the average house price is significantly above the national average (but it is noted that prices in Fareham are below the county and regional averages). The provision of affordable housing in the New Community must take account of economic viability (because it is better to provide some homes than none at all), but not to provide any would limit the community's ability to be diverse vital and viable (Objective 10). For all other Objectives (and for all Objectives in relation to affordable housing mix) effects are assessed as neutral.
- 3.3.32 The assessment concludes that it will not be possible to deliver a truly sustainable development without any affordable housing, but that the precise quantity and mix of homes should be determined by local housing market requirements and economic viability.

Employment location

- 3.3.33 Objective 1 (housing) is not affected by the location of employment. Objective 2 (heritage) would have comparatively more severe impacts if employment uses were located at junction 11 because this area both has more listed buildings (three in comparison to one at Dean Farm) and is in relatively close proximity to SAMs at Monument Farm and Fort Nelson, the setting of which could deteriorate as a result of development. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site, and so allocating land here could result in landscape and visual impacts (though it is accepted that the land between junction 10 and Dean Farm is still in an area of medium to low landscape quality).
- 3.3.34 Regarding Objective 4 (accessibility and sustainable travel), allocating land at junction 11, away from the core development site, is most likely to attract a greater number of car journeys, particularly if the land use is a business park. It is accepted that this option would probably be assisted by the Bus Rapid Transit (BRT) service, however, locating employment areas at junction 10 closer to residential and town centre uses would represent a more sustainable mix of uses. Similar consequences are predicted for carbon emissions (Objective 5) and air pollution (Objective 6) due to the greater likelihood of access to land at junction 11 by car.
- 3.3.35 Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) towards the east could constrain the type or layout of development that would be permitted here, while the areas of greatest ecological value on site (Objective 7) are also to be found in the east. The majority of the site, particularly the core areas and including the land between junction 10 and Dean Farm, are agricultural land of relatively low ecological value. Both areas are ALC Grade 2 land (Objective 8).
- 3.3.36 Allocating employment at junction 10 would offer the most sustainable outcome with reference to accessible jobs (Objective 9), vital and viable centres (Objective 10) and a healthy new

community (Objective 11; by making it easier to walk or cycle to all areas). Option one does not detract from the objective to strengthen the economy and provide new jobs, but neither does it help to improve accessibility.

- 3.3.37 In summary, to allocate employment land at junction 10 is assessed as being the most sustainable option. It would also be a more appropriate use of land in close proximity to the M27 corridor than residential development.

Employment land use split

- 3.3.38 It is difficult to assess the options considered here, because the employment land use split that the market would decide (option two) is not known. In general terms, B1 and B2 uses are viewed as more likely to generate greater job density, thereby improving access to the job market and the self-containment of the New Community (Objective 9), than B8 uses. All three use classes are likely to contribute to carbon and air pollution emissions (Objectives 5 and 6) because they are significant trip generators.

Quantum of employment floorspace

- 3.3.39 The two options here are equally difficult to assess because the option for less than one job per household is not quantified. However, broadly speaking, providing at least one job per household is considered to be a strong, sustainable outcome, helping to improve access to the job market and the self-containment of the New Community (Objective 9).

Public transport

- 3.3.40 None of the public transport options is considered to have any impact on housing provision (Objective 1), heritage (Objective 2; because there are no known heritage assets that would be affected) or landscape (Objective 3). Constructing a new rail station in Knowle/Funtley could theoretically have landscape impacts, but the area is one of low to medium landscape quality. Depending on its precise location, a rail station in Knowle/Funtley could have negative effects on SINC's in the area, including Funtley Triangle, Park Cottage Copse and Great Beamond Coppice.
- 3.3.41 Regarding accessibility, sustainable and healthy travel, the strength of the local economy and vitality of centres (Objectives 4, 9, 10 and 11) all options are expected to be beneficial, with BRT performing the most strongly because it represents a high quality and relatively fast service that can be accessible from a high number of locations. New local bus services would share this attribute, but not necessarily be regarded as high quality, fast or reliable. The benefits of constructing a new rail halt are uncertain because (a) the likelihood of people accessing the station by sustainable means declines with distance (e.g. 960m for pedestrian access²), (b) would have limited destinations and frequency of services, and (c) may not attract sufficient patronage to be viable (but this would need to be confirmed through a feasibility study).
- 3.3.42 All options would contribute to a reduction in carbon emissions to some degree, by helping to reduce reliance on private transport, but again the rail halt may not be as successful due to its

² Transport for London (April 2010): *Measuring Public Transport Accessibility Levels: Summary*.

limited accessibility. The options are considered to be neutral in relation to air, noise, water, light pollution and natural resources (Objective 6 and 8); a degree of noise and air pollution would be expected but this is unlikely to be significant in the context of the New Community.

- 3.3.43 In conclusion, routing the BRT through the New Community is assessed as being the most sustainable option, particularly if done in combination with new or re-routed local bus services.

Smarter choices

- 3.3.44 The effectiveness of smarter transport choices, which remain undefined for the New Community at present, is uncertain. But their purpose is to encourage more sustainable travel modes, and this is reflected in the assessment.

Transport network

- 3.3.45 All transport network options include a network of local routes through the New Community, with access to principal routes at the A32. BRT and/or buses would circulate along the local routes, and improved walking and cycling linkages would be made to Knowle, Funtley, Fareham and the wider countryside. The main differences between the options are as follows. The first option (Concept Masterplan Option 1) includes a new link road from the A32 to junction 11, passing through developed areas east of the A32 and north of junction 11 if these are selected as preferred options; junctions 10 and 11 would be improved. The second option (Concept Masterplan Options 2, 3 and 4) excludes the link road and, while junction 11 would be improved, junction 10 would be upgraded to 'all moves'. The third option is similar to the second one but with the east-facing M27 exit at junction 10 leaving the motorway just east of Funtley.
- 3.3.46 All options would promote accessibility, strengthen the local economy and contribute to the vitality of centres (Objectives 4, 9 and 10) but, by providing an additional road link, option one may not help to encourage travel by sustainable modes.
- 3.3.47 Option one, however, is assessed as leading to a number of environmental impacts. The setting of Downbarn Farmhouse and Cottage, North Fareham Farmhouse and Greenhill Cottage (Grade II listed buildings; Objective 2) could be degraded, while these areas are in relatively close proximity to SAMs at Monument Farm and Fort Nelson. Similarly, the areas of greatest landscape sensitivity (Objective 3) are generally found towards the east of the site. Furthermore, the Wallington Flood Zones (Objective 5) and SPZ (Objectives 6 and 8) are located here, together with the areas of greatest ecological value on site (Objective 7). Additionally, the link road would focus a larger number of traffic movements onto the road network near Portsmouth Harbour, where internationally important habitats are sensitive to air pollution (option two would share this impact; see also the HRA).
- 3.3.48 In summary, a transport network which promotes connectivity both internally and with Fareham town centre, and enhances existing walking and cycling routes, performs more sustainably than one which focuses traffic movements on junction 11.

Balance of public and private space

- 3.3.49 Providing larger garden space for new homes could be said to improve their quality (Objective 1). However, if this results in less space being available for open space within communities (Objective 10), sports and recreation facilities and, crucially, semi-natural greenspace to help offset disturbance impacts to European sites (Objective 7; see also the HRA) the balance of impacts would tend to favour a greater provision of public open space.

Green infrastructure strategy

- 3.3.50 Only one option was provided for assessment. The Green Infrastructure Strategy outlined in the Concept Masterplan makes good use of existing assets in the landscape and seeks to integrate areas of biodiversity value within the development, while improving connectivity within and across the development, and into the wider countryside. Because of its characteristic multifunctionality, the Green Infrastructure Strategy is considered to contribute to most of the Sustainability Objectives. Further assessment will be required once a more detailed strategy is available.

Energy

- 3.3.51 Each of the energy options can be expected to contribute to the provision of good quality housing by improving the energy performance of buildings and/or reducing the potential for higher bills and fuel poverty; option three is strongest in this respect. Option one is considered to be the most effective at reducing carbon emissions (assuming a renewable or low carbon fuel source), however, it could contribute to air pollution depending on which fuel is selected and (if biomass) the frequency of deliveries. It may also constrain the degree to which buildings can be made energy efficient because a critical level of energy demand is required to make a site-wide generation option viable (LDA Design / Parsons Brinckerhoff, August 2012).
- 3.3.52 On balance, the assessment is inconclusive at the present stage. Opportunities for energy efficient buildings should be sought because this will help to reduce overall consumption, regardless of source, possibly in combination with individual building energy generation. Option one should be explored in greater detail because of its capacity to reduce carbon emissions, but further information is needed regarding its potential impacts.

Water

- 3.3.53 All options for reducing water consumption perform well against Objectives 5, 6, 7, and 8, though it is accepted that some may be more technically feasible and/or effective than others. The main difference in the options is the potential risk to health and safety in black water recycling (through cross-contamination in supplies); the impact is uncertain because it would depend on the means of implementation.

Household waste and recycling centre

- 3.3.54 To provide a household waste and recycling centre (HWRC) performs more sustainably than not to provide one because it will reduce the need to travel outside of the New Community to access an HWRC, and better promotes the sustainable (re)use of materials.

Use of Fareham Common

- 3.3.55 Allocating housing on part of Fareham Common may help to achieve Objective 1 (housing), but it does not necessarily follow that deciding not to allocate housing here would be an impediment to the objective. Conversely, developing part of the Common may limit the amount of natural greenspace that is available to serve other homes in this locality, with knock-on effects for biodiversity (Objective 7, by limiting the effectiveness of mitigation to avoid impacts at European sites), health (Objective 11, by not providing accessible areas for in/formal recreation) and landscape quality (Objective 3, at least as perceived from surrounding areas). A comparative assessment between these options is essentially neutral with regard to all other objectives. Additionally, the proximity of the M27 would be a potentially significant source of air and noise pollution to residents living at Fareham Common (Objective 6).
- 3.3.56 In summary, using Fareham Common for formal open space / local food production or semi-natural greenspace are assessed as being the most sustainable options.

Use of land at Pinks Sawmills

- 3.3.57 Pinks Sawmills is a small site just east of the A32 near Blakes Copse SINC. It is unlikely to result in additional ecological impacts (Objective 7) because other areas of residential development are likely to be allocated nearby in any case; both options are assessed as neutral in this respect. The site is just inside the envelope of low to medium landscape quality (DLA, 2009), in comparison to the higher quality landscapes to the east (Objective 3). There is a listed building on site (Objective 2), the setting of which may be harmed by development. It is assumed that not allocating the site would have no impact on the overall level of housing provision (Objective 1) because houses could be located elsewhere.
- 3.3.58 Being isolated on the eastern side of the A32, a busy road that will become busier once it is the main access to the community, the allocation would not promote accessibility (Objective 4) and the viability of centres (Objective 10). Additionally, the health and safety of residents is likely to be negatively affected, as they would have to cross the road to access services in the town centre (Objective 11), or otherwise would have little choice but to travel by car with consequent carbon and other pollution emissions (Objectives 5 and 6).
- 3.3.59 A second option is to allocate it as a mixed-use site for employment development and Household Waste and Recycling Centre. This shares some of the same impacts (e.g. heritage) but is neutral in terms of accessibility, vitality and health and safety. The option would have positive effects by reducing the need to travel outside of New Community and promoting the sustainable (re)use of materials (when compared to not providing a HWRC).
- 3.3.60 It is concluded that allocating land at Pinks Sawmills as a mixed-use site for employment development and HWRC performs more sustainably than allocating the land for residential. Excluding the site from the development area is neutral in sustainability terms.

High Level Development Principles

- 3.3.61 The Draft Plan considers whether to amend the vision for the New Community as described in the Adopted Core Strategy. It does this in light of new evidence studies and changed national

planning policy, and in so doing focuses on the issues of self-containment and energy efficiency. The NCFN Economic Development Strategy³ makes it clear that although the new community can be designed to provide for residents' needs, there will be other needs that can only be met by travelling outside of the site. The review recommended that the aim of achieving "a high level of self-containment" should be changed to "encouraging self-containment" which reflects the continued aspiration for promoting self-containment that has informed the plan.

- 3.3.62 The Core Strategy vision states that the new settlement "will be an exemplar of energy efficient design". The Council has examined the potential for this aspiration to be achieved and the evidence⁴ suggests that it would be technically feasible but would represent a significant financial burden on the development, impacting on development viability given the many other infrastructure and development costs. Consequently the Draft Plan considers whether to remove this aim and rely instead on other aspects of the Core Strategy vision such as maximising orientation (for solar gain), meeting renewable energy needs in a viable fashion and creating buildings that are thermally efficient.
- 3.3.63 The assessment shows that the Core Strategy vision represents the most sustainable option regarding self-containment and energy efficiency, but that the revised vision nonetheless embodies the principles of sustainability.

Additional Development Principles

- 3.3.64 The Draft Plan considers whether to include additional objectives to embrace the principles of a Garden City. These focus on the character and distribution of land uses to deliver a sustainable community which benefits from integrated green and open spaces, reflecting the existing landscape character. The additional principles direct the principal employment area to the south of the site close to Junction 10 (see options tested above) and a cluster of educational facilities east of the A32 (see options tested above).
- 3.3.65 The additional development principles are assessed as performing generally well under the SA Objectives. Many of the principles also feature elsewhere in the plan options, and so not to include the additional principles score a neutral assessment score.

³ See the draft Paper on Employment and Workspace (HJA, February, 2013)

⁴ NCFN Eco-Opportunities Study (LDA Design and Parsons Brinckerhoff, 2012)

4 Conclusions and Next Steps

4.1 Conclusions

4.1.1 Using the results of the HLA, it is possible to identify which options are preferred from a sustainability perspective at the present stage, and to recommend that these are considered for selection as preferred options for the New Community North of Fareham Plan. They are arranged by masterplan theme and summarised in Table 4.1 below.

Table 4.1: Masterplanning options with best sustainability performance

Most Sustainable Options
Site boundary: To allocate land west of the A32 only is assessed as being the most sustainable option, followed by option two (some land east of the A32 but not at junction 11), while option three is the least sustainable for the site boundary.
Use of land in Winchester district: Using the Knowle triangle for formal open space or semi-natural greenspace are assessed as being the most sustainable options.
Location of district centre: A centrally located district centre would offer the greatest sustainability benefits to the New Community.
Number of local and district centres: The number and location of centres should be allocated such that each home is within a reasonable walking distance of shops and services, but without reducing the economic viability of each centre
Retail floorspace: Currently inconclusive.
Location of secondary school: Locating the school at Funtley is likely to be the most sustainable option.
Secondary school capacity and catchment: The most sustainable options are to provide educational facilities with at least enough capacity to serve residents of the New Community.
Health and community facilities: The most sustainable options will be to provide a higher level of health and community facilities without risking the viability of facilities through overprovision.
Quantum of housing: To provide a low or mid-level of residential development will have comparatively less severe environmental and sustainability impacts (except for Objective 1), but all three options will have negative effects.

Most Sustainable Options

Housing density:

Building to higher densities, and securing a high proportion of both semi-natural and formal open space within and around the New Community, would be the most sustainable option.

Affordable housing and affordable housing mix:

The assessment concludes that it will not be possible to deliver a truly sustainable development without any affordable housing, but that the precise quantity and mix of homes should be determined by local housing market requirements and economic viability.

Employment location:

To allocate employment land at junction 10 is assessed as being the most sustainable option.

Employment land use split:

In general terms, B1 and B2 uses are viewed as more likely to generate greater job density than B8.

Quantum of employment floorspace:

Broadly speaking, providing at least one job per household is considered to be a strong, sustainable outcome.

Public transport:

Routing the BRT through the New Community is assessed as being the most sustainable option, particularly if done in combination with new or re-routed local bus services.

Smarter choices:

To provide 'more intense' smarter choice performs more strongly because their purpose is to encourage more sustainable travel modes.

Transport network:

A transport network which promotes connectivity both internally and with Fareham town centre, and enhances existing walking and cycling routes, performs more sustainably than one which focuses traffic movements on junction 11.

Balance of public and private space:

The balance of impacts would tend to favour a greater provision of public open space.

Green infrastructure strategy:

Because of its characteristic multifunctionality, the Green Infrastructure Strategy outlined in the Concept Masterplan is considered to contribute to most of the Sustainability Objectives.

Energy:

The assessment is inconclusive at the present stage. Opportunities for energy efficient buildings should be sought because this will help to reduce overall consumption, regardless of source, possibly in combination with individual building energy generation. Option one should be explored in greater detail because of its capacity to reduce carbon emissions, but further information is needed regarding its potential impacts.

Water:

All options for reducing water consumption perform well against Objectives 5, 6, 7, and 8, though it is accepted that some may be more technically feasible and/or effective than others.

Household waste and recycling centre:

To provide a HWRC performs more sustainably than not to provide one because it will reduce the

Most Sustainable Options

need to travel outside of the New Community to access an HWRC, and better promotes the sustainable (re)use of materials.

Use of Fareham Common:

Using Fareham Common for formal open space / local food production or semi-natural greenspace are assessed as being the most sustainable options.

Use of land at Pinks Sawmills:

Allocating land at Pinks Sawmills as a mixed-use site for employment development and HWRC performs more sustainably than allocating the land for residential. Excluding the site from the development area is neutral in sustainability terms.

High Level Development Principles:

The Core Strategy vision represents the most sustainable option regarding self-containment and energy efficiency, but the revised vision nonetheless embodies the principles of sustainability.

Additional Development Principles:

The additional development principles are assessed as performing generally well under the SA Objectives.

4.2 Next Steps

- 4.2.1 The assessment presented in this Options SA Report sets out the first iterative stage of the appraisal of reasonable alternatives for the New Community North of Fareham Plan. A number of options that have significant adverse impacts or unknown impacts on the SA Objectives will require a further detailed assessment and will be carried forward to a Detailed Assessment Matrix if they are selected for inclusion in the next version of the masterplan.
- 4.2.1 Following the completion of the detailed assessments, a Sustainability Report will be produced which will be provided for consultation alongside the Pre-Submission Plan.
- 4.2.2 Comments on the findings of this report are invited at any time between **29 April and 10 June 2013**. Please submit comments to planningpolicy@fareham.gov.uk.

References and Bibliography

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MVA Consultancy (October 2012): *Transport for South Hampshire Evidence Base: New Community North of Fareham SRTM Tests (Runs 1 – 4)*. Report for Fareham Borough Council.

Urban Edge Environmental Consulting Ltd (2012): *Sustainability Appraisal for the North of Fareham SDA Area Action Plan: Scoping Report*. May 2012.

Appendix I: Sustainability Appraisal Framework

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New Community North of Fareham Plan: SA Framework

#	SA Objective	Decision making criteria: - Will the option/proposal help to...		Sustainability theme(s)
1	To provide good quality and sustainable housing for all	Q1a	Deliver affordable housing to meet local needs	Housing; Population and quality of life
		Q1b	Provide a mix of dwelling sizes and types to support the local housing market	
		Q1c	Meet the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q1d	Provide housing that is designed and constructed sustainably	
		Q1e	Provide housing that is adaptable to meet changing family needs and the changing climate	
2	To conserve and enhance built and cultural heritage	Q2a	Assess, record and preserve archaeological features	Landscape; Historic environment
		Q2b	Preserve and enhance buildings and structures of architectural or historic interest	
		Q2c	Preserve and enhance the setting of cultural heritage assets	
		Q2d	Support access to, interpretation and understanding of the historic environment	
3	To conserve and enhance the character of the landscape	Q3a	Minimise the adverse impact on the landscape setting of neighbouring settlements including gaps between settlements	Landscape; Historic environment
		Q3b	Protect and enhance the setting of Portsdown Hill	
		Q3c	Protect views to and from the South Downs National Park	
		Q3d	Protect and enhance landscape features within the new community	
		Q3e	Maintain and enhance woodland / hedgerow cover and management	

#	SA Objective	Decision making criteria: - Will the option/proposal help to...		Sustainability theme(s)
4	To promote accessibility and encourage travel by sustainable means	Q4a	Encourage walking and cycling	Transportation and accessibility; Population and quality of life; Air quality; Climate change
		Q4b	Create a safe transport network	
		Q4c	Provide appropriate travel choices for all of the new community residents	
		Q4d	Actively encourage 'smarter choices'	
		Q4e	Provide frequent high quality rapid transit links	
		Q4f	Provide good public transport to nearby centres	
		Q4g	Promote mixed use development with good accessibility to local services that will limit the need to travel	
5	To minimise carbon emissions at the new community and promote adaptation to climate change	Q5a	Reduce energy consumption from non-renewable resources	Air quality; Climate change; Material assets
		Q5b	Generate energy from low or zero carbon sources	
		Q5c	Minimise carbon and other greenhouse gas emissions	
		Q5d	Sustainably manage water run-off, ensure that the risk of flooding is not increased (either on site or downstream) and where possible reduce flood risk	
		Q5e	Support adaptation to climate change	
6	To minimise air, water, light and noise pollution affecting the new community	Q6a	Maintain and where possible improve air quality	Air quality; Population and quality of life; Water
		Q6b	Protect groundwater, especially in the most sensitive areas (i.e. source protection zones)	
		Q6c	Maintain and where possible improve water quality	
		Q6d	Limit light pollution	
		Q6e	Limit noise pollution and the impact of motorway noise pollution on new residents	

#	SA Objective	Decision making criteria: - Will the option/proposal help to...	Sustainability theme(s)
7	To conserve and enhance biodiversity	Q7a Protect and enhance internationally and nationally designated habitats Q7b Protect and enhance locally designated habitats Q7c Protect and enhance priority habitats, and the habitat of priority species Q7d Achieve a net gain in biodiversity Q7e Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure in line with the aims of the Biodiversity Opportunity Areas	Biodiversity and geodiversity
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Q8a Minimise water consumption Q8b Support sustainable levels of water abstraction Q8c Use land efficiently Q8d Minimise the loss of best and most versatile agricultural land Q8e Encourage recycling of household waste Q8f Encourage recycling of materials and minimise consumption of resources during construction	Material assets; Soil; Water
9	To strengthen the local economy and provide accessible jobs available to residents of the new community	Q9a Provide accessible jobs for the population at the new community Q9b Provide a range of jobs and premises Q9c Facilitate skills enhancement Q9d Support working from home	Population and quality of life; Economic factors

#	SA Objective	Decision making criteria: - Will the option/proposal help to...		Sustainability theme(s)
		Q9e	Contribute to a low carbon economy	
10	To create vital and viable new centres which complement existing centres	Q10a	Meet the day to day needs of residents of the new community near to where they live	Population and quality of life; Economic factors
		Q10b	Support the vitality and viability of nearby existing centres	
		Q10c	Respect, maintain and strengthen local distinctiveness and sense of place, and promote high quality urban design	
11	To create a healthy and safe new community	Q11a	Provide accessible and appropriate healthcare services and facilities for all of the new community residents	Health; Population and quality of life
		Q11b	Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all	
		Q11c	Minimise opportunities for criminal and anti-social behaviour and the fear of crime	
		Q11d	Provide opportunities to gain access to locally-produced fresh food	
		Q11e	Provide suitable education services for all who require it	
		Q11f	Provide a range of leisure and community facilities that are accessible by all	

Appendix II: Summary of the High Level Assessment Results for the NCNF Plan

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**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
Site boundary												
1	Concept Masterplan Options 1/2: Land west and east of A32, including land north of M27J11	0	--	--	--	--	--	--	--	0	0	0
2	Concept Masterplan Option 3: Land west and east of A32, not including land north of M27J11	0	--	--	-	-	-	-	-	0	0	0
3	Concept Masterplan Option 4: Land west of A32 only	0	-	-	+	+	+	+	-	+	+	+
Use of land in Winchester District												
4	Further Variation 2a: Housing on part (Knowle buffer)	+	0	-	0	0	0	-	0	0	0	-
5	Further Variation 2b: Playing fields or other formal open space (Knowle buffer)	0	0	+	0	0	0	0	0	0	0	+
6	Semi-natural greenspace	0	0	+	0	0	0	+	0	0	0	+
Location of district centre												
7	Alternative DC Option 1: Adjacent to A32	0	0	0	0	0	0	0	0	0	0	0
8	Alternative DC Option 2: Adjacent to A32 and Knowle Road junction	0	0	0	-	0	0	0	0	-	-	-
9	Alternative DC Option 3: Halfway along Knowle Road	0	0	0	0	0	0	0	0	0	0	0
10	Alternative DC Option 4: Centre of site	0	0	0	+	0	0	0	0	+	+	+
Number of local and district centres												
11	Two new centres, plus better use of Knowle	0	0	0	-	0	0	0	0	-	-	-
12	Three new centres	0	0	0	+	0	0	0	0	+	+	+
13	Four new centres	0	0	0	+/?	0	0	0	0	+/?	+/?	+/?

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
Retail floorspace												
14	Core Strategy level of provision: up to 9,000sqm	0	0	0	?	?	?	?	0	0	0	0
15	More than Core Strategy	0	0	0	?	?	?	?	0	0	0	0
16	Less than Core Strategy	0	0	0	?	?	?	?	0	0	0	0
Location of secondary school												
17	Alternative School Option 1: near Funtley	0	0	0	+	+	+	0	0	0	+	+
18a	Alternative School Option 2a: south of Roche Court (potentially sharing some facilities with Boundary Oak Sch)	0	?	0	0	0	0	--/+	0	0	0	0
18b	Alternative School Option 2b: north of Roche Court (potentially sharing some facilities with Boundary Oak Sch)	0	?	0	0	0	0	-/+	0	0	0	0
19	Near Knowle, with playing fields in Knowle triangle (additional option)	0	0	0	0	0	0	0	0	0	0	0
Secondary school capacity and catchment												
20	Meets NCNF needs only	0	0	0	+	+	+	+	0	0	+	+
21	Larger (also serving parts of Fareham)	0	0	0	0	-	-	-	0	0	0	0
22	Smaller	0	0	0	-	-	-	-	0	0	-	-
Health												
23	Higher level of facilities provided	0	0	0	+	+	+	0	0	0	+	+
24	Lower level of facilities provided	0	0	0	-	-	-	0	0	0	-	-
Community facilities												
25	Higher level of facilities provided	0	0	0	+	+	+	0	0	0	+	+
26	Lower level of facilities provided	0	0	0	-	-	-	0	0	0	-	-

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
Quantum of housing												
27	High: 7,500 (Concept Masterplan Options 1/2)	++	-	-	+	--	--	--	--	0	0	0
28	Mid: 6,500 (Concept Masterplan Option 3)	+	-	-	+	-	-	-	-	0	0	0
29	Low: 5,400 (Concept Masterplan Option 4)	+	-	-	+	-	-	-	-	0	0	0
Housing density												
30	30 dwellings per hectare	0	0	0	0	0	0	-	0	0	0	0
31	35 - 38dph	0	+	+	+	0	0	+	0	0	0	?
32	40dph	0	++	++	++	0	0	++	0	0	0	?
Affordable housing												
33	0% provision	-	0	0	0	0	0	0	0	0	-	0
34	20% provision	+	0	0	0	0	0	0	0	0	+	0
35	30-40% provision (as in the Core Strategy)	++	0	0	0	0	0	0	0	0	++	0
Affordable housing mix												
36	More affordable rent, less intermediate homes	0	0	0	0	0	0	0	0	0	0	0
37	Less affordable rent, more intermediate homes	0	0	0	0	0	0	0	0	0	0	0
Employment location												
38	Largely at junction 11	0	--	--	--	--	--	--	--	0	0	0
39	Largely at Dean Farm and junction 10	0	-	-	+	+	+	+	-	+	+	+

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
Employment land use split												
40	B1: 60%; B2: 13%; B8: 27% (as per Concept Masterplan)	?	?	?	?	?	?	?	?	?	?	?
41	Market decides	?	?	?	?	?	?	?	?	?	?	?
Quantum of employment floorspace												
42	One job per household (i.e. 12.1sqm per dwelling)	0	0	0	0	0	0	0	0	+	0	0
43	Less than one job per household	0	0	0	0	0	0	0	0	-	0	0
Public transport												
44	Bus Rapid Transit penetrates site	0	0	0	++	+	0	0	0	++	++	++
45	Rail halt at Knowle / Funtley	0	0	0	+/?	+/?	0	-/?	0	+/?	+/?	+/?
46	New / re-routed local bus service	0	0	0	+	+	0	0	0	+	+	+
Smarter choices												
47	More intense	0	0	0	++	++	++	0	0	0	0	++
48	Less intense	0	0	0	+	+	+	0	0	0	0	+
Transport network												
49	Junction 11 upgrades and link road, plus some improvements at J10 (Concept Masterplan Option 1)	0	-	-	+/-	-	-	-	-	+	+	0
50	Upgrade junction 10 to all-moves (Concept Masterplan Options 2, 3 and 4)	0	0	0	+	0	0	0	0	+	+	0
51	Upgrade junction 10 to all-moves with east-facing slip leaving M27 just east of Funtley	0	0	0	+	0	0	0	0	+	+	0
Balance of public and private open space												
52	More garden space and less public open space	+	0	0	0	0	0	-	0	0	0	+
53	Less garden space and more public open space	0	0	+	0	0	0	+	0	0	+	+

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
Green Infrastructure Strategy												
54	Green Infrastructure Strategy from Concept Masterplan	+	0	+	+	+	+	+	+	+	+	+
Energy												
55	Concept Masterplan Energy Option 1: Site wide energy generation	+	0	0	0	++	-/?	0	0	0	0	0
56	Concept Masterplan Energy Option 2: Individual building energy generation	+	0	0	0	+	0	0	0	0	0	0
57	Concept Masterplan Energy Option 3: Energy efficiency	++	0	0	0	+	0	0	0	0	0	0
Water												
58	Reducing water usage	0	0	0	0	+	+	+	+	0	0	0
59	Rainwater harvesting	0	0	0	0	+	+	+	+	0	0	0
60	Grey water recycling	0	0	0	0	+	+	+	+	0	0	0
61	Black water recycling	0	0	0	0	+	+	+	+	0	0	-/?
Household waste recycling centre												
62	Include HWRC on site	0	0	0	+	0	0	0	+	0	0	0
63	No HWRC on site	0	0	0	-	0	0	0	-	0	0	0
Use of Fareham Common												
64	Housing on part	+	0	-	0	0	-	-	0	0	0	-
65	Green infrastructure - local food production or other formal open space	0	0	+	0	0	0	0	0	0	0	+
66	Green infrastructure - semi-natural / agricultural as at present	0	0	+	0	0	0	+	0	0	0	+

**New Community North of Fareham:
High Level Assessment of Options**

SEA Objectives

		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
Use of land at Pinks Sawmills												
67	Exclude from site boundary	0	0	0	0	0	0	0	0	0	0	0
68	Allocate as housing	0	-	0	-	-	-	0	0	0	-	-
69	Allocate as mixed-use site for employment and HWRC	0	-	0	+	0	0	0	+	0	0	0
High Level Development Principles												
70	Retain Core Strategy vision for NCF, including high level of self-containment and exemplar energy efficiency	0	0	0	++	++	++	0	0	0	+	++
71	Revise vision to encourage self-containment, and promote renewable energy and thermal efficiency	0	0	0	+	+	+	0	0	0	++	+
Additional Development Principles												
72	Include additional development principles focusing on character & distribution of land uses	0	0	+	+	+	0	0	+	+	+	+
73	Do not include additional development principles	0	0	0	0	0	0	0	0	0	0	0
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
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											
SEA 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											

Appendix III: Consultation Record

Please see insert.

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Analysis of Consultation Responses

Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
Natural England	Aug-12	1	General	The extent of the baseline information is welcomed.	Scoping	-
		2	Chap5	Transport modelling work will need to be undertaken to assess the impact on air quality. Natural England will seek assurances that the increase in kg/n/ha/yr on relevant designated sites will be below 1% of the lower end of the critical load figure for the designated habitats. This could be done at the Environmental Impact Assessment stage to support a development proposal.	SA/SEA Scoping Report (May 2012); "Scoping"	Transport modelling work is currently being undertaken using the SRTM. Emissions data is available in kg per 12 hours for NOx, PM10, HC, CO and Carbon. Air quality is a consideration of both the SA and HRA of the plan, and more detailed work will be carried out at the project stage.
		3	Chap6	The Solent Disturbance and Mitigation Project should be considered in the biodiversity chapter and key findings noted to prompt later assessment.	Scoping	Reference to SDMP will be added to this chapter.
		4	Chap6	While it is unlikely that coastal birds would use the site, the indirect effects of development could be relevant. In the SA or HRA we would want to see what percentage of new inhabitants could be expected to visit the coast, how regularly, and what the likely impacts to site integrity are.	Scoping	The SA will look at the effects of different options, and the HRA will look at the impact on site integrity. We will use data from the SDMP. If this is insufficient following peer review, further visitor surveys to obtain this information will be considered.
		5	Chap6	Mitigation and avoidance measures, in line with those in the SDMP should be considered. The scale of the development may mean that locally planned on and off site measures to avoid and mitigate recreational impact on specific coastal sites may be required (e.g. Salterns Park and Browdown).	Scoping	Avoidance and mitigation measures will be a combination of ANGSt, on and off site measures, plus some identified in the SDMP
		6	Chap6	NE welcomes and encourages the approach to provision of GI, in line with NPPF.	Scoping	-
Environment Agency	Aug-12	7	General	Supportive of the document. It is well thought out and easy to navigate. Supportive of the outlined themes and pleased to note the following topics have been given full consideration: • Biodiversity and geodiversity; • Climate change; • Soil ; • Water	Scoping	-
		8	Chap6	We support the key findings identified in box 6.2 (page 38). We welcome that potential impacts on wetland features have been identified. Pleased that the need to identify landscape scale biodiversity enhancement opportunities has been highlighted. We support steps to deliver enhancement within the Biodiversity Opportunity Areas and would encourage enhancement/restoration of the adjoining river Wallington. The Wallington catchment is of huge ecological importance. It will be important to protect from the impacts of development and seek opportunities to provide biodiversity gain.	Scoping	Development is not proposed very near to the Wallington but its catchment will be changed by development. The Wallington is not within a BOA so this may need to feed through to a policy in the plan (either on ecology or on the Wallington or both) and also to references in the sections on the overall development strategy and masterplanning. The thrust of the specific policy could be simply to require development proposals to protect and seek opportunities for enhancement etc, unless anything specific is flagged up in SA/HRA.
		9	Chap15	We are supportive of this section and are pleased land quality through remediation of contaminated land is acknowledged.	Scoping	-
		10	Chap16	Water conservation is critical and should be supported by metering and policies such as the Code for Sustainable Homes, starting with level 3.	Scoping	An Eco-Opportunities Study was undertaken to identify options for water efficiency and re-use and these will be considered during preparation of the plan. Portsmouth Water have confirmed they intend to meter water usage at all new developments.
		11	Chap16	We welcome the recommendation in Section 16.3.1 of the report that downstream flooding should be considered by the plan. The impacts upon downstream communities have the potential to be significant unless adequate measures are put in place. This is linked to the potential increase in flood risk from surface water runoff.	Scoping	No change needed to the SA as we are aware of surface water run off issues. It will be addressed in the plan and in more detail at the project stage through SUDS.
		12	Chap16	We recommend in this chapter, that there is strong emphasis put on the importance of bluewater infrastructure and the positive environmental outcomes it can bring to the local area.	Scoping	State the importance of blue infrastructure in the key issues box page 38.

Analysis of Consultation Responses

Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
		13	16.3.1	We welcome the reference to the Water Framework Directive and identification in the Key Issues For The NCFN Plan, Water section that "waste water will need to be effectively managed through the development of the SDA. Current capacity and infrastructure is insufficient for the needs of the SDA" (Section 16.3.1: Box 16.1). However, there does not seem to be any supporting text to expand on this issue.	Scoping	We are currently working with Southern Water and Albion Water to identify a solution to the capacity issue. It is sufficient to identify the issue in the Scoping Report and then test options later.
		14	AppB	In Appendix B, section 6, we would recommend the following decision making criteria, " maintain and where possible improve water quality " as this seems to have been missed. Water quality should not just be protected and/or improved for nature conservation, but for all uses. This is in line with the requirements of the Water Framework Directive. It is important to consider the direct impacts of the development on water quality through pollution prevention and physical amendments but also the indirect ones i.e. the impact on waste water treatment and discharge.	Scoping	Add to decision making criteria
		15	16.2.6	We welcome Section 16.2.6 as it discusses groundwater vulnerability within the area and that through development, pollution prevention is required.	Scoping	-
		16	Chap16	Box 16.1 should include key message of groundwater protection through development as a whole, not just through careful surface water runoff.	Scoping	Add groundwater protection through development as a whole, not just through careful surface water mgt (i.e. groundworks, contamination/remediation).
		17	AppD	We are pleased to see that GP3 has been included within the PPP for Water. We would also advise Flood and Coastal Erosion Risk Management Strategy is included here.	Scoping	Include Flood and Coastal Erosion Risk Management Strategy in appendix.
		18	AppB	We would recommend that consideration is given to including how the potential options/proposals contribute to an overarching aspiration of reducing the risk of flooding through the development of the SDA. As an absolute minimum the plan should seek to ensure no increase in flood risk as a result of the development.	Scoping	Add to decision making criteria 5d.
		19	AppB	5. Support 5d and 5e. 6. Support 6b 7. Support objective 7 8. Support 8a	Scoping	-
		20	AppB	We recommend the importance of protecting groundwater in highly sensitive areas, such as in zone SPZ 1 is identified within section 8.	Scoping	Already included at 6b.
English Heritage	Aug-12	21	General	English Heritage commented on the previous version of the SA in 2009 and are pleased to see that the comments have been taken into account in this updated version.	Scoping	-
		22	Chap10	The sub-section on baseline data is rather more about explaining the baseline than identifying relevant data sources and, equally importantly, identifying gaps in the available data. English Heritage has published guidance on SAs in Strategic Environmental Assessment, Sustainability Appraisals and the Historic Environment. This sets out a wide range of potential information sources for the historic environment.	Scoping	Double-check EH guidance for additional relevant data sources: http://www.helm.org.uk/upload/pdf/Strat-env-ass.pdf
		23	Chap10	The historic development of the area appears to be solely about the development of Fareham, not the history of the proposed area of the SDA and its surroundings. I expected mention of the historic town of Wickham and the former Knowle Hospital, both nearby, and the Forest of Bere. Although there are references to historic landscape within both this chapter and chapter 12, I also expected further explanation of the historic landscape i.e. more of an indication why this area of landscape has developed the way it has.	Scoping	Add reference to historic development of Wickham, Knowle and Forest of Bere.
		24	Chap10	Although this chapter now identifies all the listed buildings within the NCFN Plan area, it omits to explore the relationship of these buildings with the surrounding environment – their setting and, in the case of the farmhouses, their functional relationship with their associated farmland, whether former or existing. One of the identified key issues is, quite rightly, the potential for the development of the SDA to have effects on the setting of historic environment features, but for such potential effects to be identified, there has to be a greater understanding of the significance of that setting, including viewpoints of heritage assets, within the SEA.	Scoping	Discuss with FBC.
		25	AppB	The EH guidance sets out a wide range of SA objectives and decision-making criteria or sub-objectives on pages 6 and 7. Although not all are applicable to this particular SA, I would suggest that the SA objectives include the two social objectives, which could be combined.	Scoping	The two social objectives are: <ul style="list-style-type: none"> • To improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings • To provide better opportunities for people to access and understand local heritage and to participate in cultural and leisure activities Criteria 2d amended.

Analysis of Consultation Responses

Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
		26	AppB	The decision-making criterion in respect of archaeological remains should be assess, record <u>and preserve</u> archaeological features.	Scoping	Amended.
		27	AppB	I'm not sure why Q2b is "Conserve and enhance" whilst Q2c is "Protect and enhance" – I suggest both should be "preserve" in line with the English Heritage guidance.	Scoping	Amended.
		28	AppB	The guidance suggests "Will it provide for increased understanding and interpretation of the historic environment" as decision-making criterion, which is effectively Q2d, although the latter could include the word "interpretation".	Scoping	Amended.
		29	AppB	The guidance also suggests "Will it respect, maintain and strengthen local distinctiveness and sense of place" and "Will it promote high quality urban design" as decision-making criteria, which could perhaps be incorporated under SA Objective 1.	Scoping	Included within AAP objectives.
Portsmouth Water	Aug-12	30	Chap16	Hopefully our recent meeting with the Council has clarified our position on sustainability and the role of the Code for Sustainable Homes. The CAMS documents are out of date and the local water resources situation does not require effluent re use at the North Fareham SDA. We do not think that the higher levels of the Code are viable or justified for this site and they are not included in our WRMP. We are working on the River Wallington as part of our WFD Investigations and hope that a solution can be agreed shortly. Possible licence reductions will affect our current surplus but not our overall water resources balance.	Scoping	PW states that re-use of water on site is not strictly necessary as they have sufficient supply. PW concerned that rainwater will not provide water when it is most needed. PW concerned about the risk of cross contamination if greywater / blackwater is supplied to homes. PW concerned about householders being responsible for maintenance of greywater systems. PW states that Code level 5 cannot be met on site as it requires a step change and a different technology. Albion Water offer a completely different solution. PW are not convinced that Albion Water will be able to get the discharge consents due to likely effects on the Solent, Titchfield Haven and river Meon.
David Lock Associates on behalf of Buckland Development Limited	Aug-12	31	General	We have carefully considered the key issues that have been set out in the report and believe the broad principles to be sound. BDL will endeavour to address these key issues when preparing an outline planning application for the site and incorporate appropriate detailed design responses within the scheme. The nature of these responses will only emerge as detailed design work progresses and the basic development viability issues are explored in more detail. Throughout this work achieving sustainable economic growth will remain a core BDL objective, as required by the National Planning Policy Framework (NPPF).	Scoping	-
		32	General	BDL have a fundamental interest in the area and would welcome the opportunity to inform the detailed stages of the plan and, therefore, would appreciate being kept updated with the progress of the document and further consultation opportunities.	Scoping	-
RSPB	Aug-12	33	Chap6	Recreational disturbance to the Solent European sites is a key issue for consideration in respect of the North of Fareham SDA. This matter will, of course, be examined in more detail through the HRA process.	Scoping	-
		34	Chap6	However, we are concerned that the Sustainability Appraisal scoping report does not clearly reflect this issue, and indeed appears to contradict the need to protect the European sites from increased recreational pressures by reference to supporting access to the natural environment (Box 6.2).	Scoping	Promoting access to nature is a sound policy objective, aiming to benefit both communities and conservation. But agree that disturbance impacts should be identified.
		35	Chap6	Although the Sustainability Appraisal need not repeat the detailed assessment of recreational disturbance issues covered under the HRA, it should at least highlight the issue, and cross-reference to the HRA as appropriate. It certainly should not propose actions that would conflict with the protection of the European sites. Therefore, any action or objective that would encourage access to the natural environment should be carefully considered to ensure that it will not lead to additional pressure on the European sites or to other ecologically linked areas such as Brent goose feeding sites.	Scoping	Amended.
		36	AppB	We support other references in the scoping report to enhancing statutory and non-statutory wildlife interests through the delivery of the NCFN Plan, and consider that (in addition to the need to implement avoidance and mitigation measures) this objective should also be extended to enhance the interest features of the Solent European sites.	Scoping	Not amended; not entirely clear how NCFN can feasibly enhance the interest features of Solent European sites.

Analysis of Consultation Responses

Sustainability Appraisal / Strategic Environmental Assessment of the New Community North of Fareham Plan

Organisation	Date	Comment ID	Para	Comments	Document	Summary of FBC reaction, if any needed
		37	Chap6	We have recommended some further opportunities for achieving a net increase in biodiversity within the development site itself, in our recent response to the NCNF Options Consultation. We would like to see some of these examples also highlighted in the Sustainability Appraisal.	Scoping	Check response, amend where appropriate.
The Fareham Society	Aug-12	38	General	The document clearly outlines the main facts about the environmental issues likely to be significantly affected. The Society note the facts about the adverse impact the development will have on the landscape to the north of Fareham, the approach to the town from the north, and the loss of countryside. The landscape will be damaged by built development.	Scoping	-
		39	Chap4	Agree with the key issues for the plan relating to accessibility and transport identified in box 4.1.	Scoping	-
		40	Chap5	The Society is concerned about the impact of the development on air quality and would like to see further air quality testing in all the areas likely to be affected.	Scoping	-
		41	Chap6	Table 6.6 – mistake in title. It should say 'Portsmouth Harbour Biodiversity Opportunity Area'	Scoping	Amended.
		42	Chap8	Economy – what research has been done on the effect of congestion on the highway network on the ability of Fareham to attract new businesses?	Scoping	-
		43	Chap8/14	Is there an assessment of the skills available in the Borough, particularly of the unemployed, so that there is an effort to attract jobs that match available skills?	Scoping	-
		44	Chap10	Para 10.2.5 and 10.2.6 – Furzehall Farm Grade II listed has been omitted from the list of listed buildings just south of the NCNF Plan boundary. It is situated in a very vulnerable location just south of the motorway bridge.	Scoping	Amended.
		45	Chap10	Listed buildings adjacent to Wickham Road and close to the highway should be mentioned i.e. the cemetery and the Potteries as highway changes could affect them or their settings. Any locally listed buildings should also be included.	Scoping	Amended.
		46	Chap10	Roche Couth with its parkland settings is fully recorded by Hampshire Gardens Trust. Most of its main boundaries are largely unchanged and should not be in any way altered by development.	Scoping	Amended.
		47	Chap4/5/10	Since the redevelopment of Knowle, the car parking in the Square at Wickham is frequently full, particularly at weekends, causing cars to drive round looking for spaces emitting pollutants and affecting the ambiance and setting of the historic village. The SDA is an enormous threat to its historic setting and the main road cannot take a major increase in traffic.	Scoping	-
		48	Chap12	One of the original landscape sensitivity analyses made it clear that all areas of the SDA are sensitive, but some more than others. It is a high visibility site, particularly from the M27 and North Fareham, totally unlike Whiteley with its dense tree belts.	Scoping	-



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