



URBAN EDGE  
ENVIRONMENTAL  
CONSULTING

NATURAL PROGRESSION

# **Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2036**

**Sustainability Report for the Draft Plan**

**October 2017**

## Fareham Local Plan Review Rationale for Site Selection/Rejection

ID	Name	Reasons for selection or rejection
3010	Land at Southampton Road, Titchfield	Rejected - site is isolated from the urban area and the scale of development out of character with surrounding area
3011	Land at Down Barn Farm, Boarhunt Road	Rejected - landscape sensitivity
3013	Land at Pinks Hill (south-east part)	Selected - accessible edge of urban area site with low landscape sensitivity - forms site with 1352
3014	Land at Cranleigh Road	Selected - accessible edge of urban area site with low landscape sensitivity
3017	Land adj Swanwick Lane, Swanwick	Rejected - site is isolated from the urban area and the scale of development out of character with surrounding area
3018	Land east of Bye Road, Swanwick	Rejected - site is isolated from the urban area
3019	Land East of Brook Lane, Warsash	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3020	Robann Park, Southampton Road, Fareham	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3022	Land West of Newgate Lane, Stubbington	Rejected - site is isolated from the urban area and could undermine function of the strategic gap. Possible amenity concerns due to adjacent wastewater treatment works.
3023	Land west of 69 Botley Road	Selected - accessible edge of urban area site with low landscape sensitivity
3026	Eyersdown Farm, BurrIDGE	Rejected - site is isolated from the urban area and the scale of development out of character with surrounding area
3027	21 BurrIDGE Road, BurrIDGE	Rejected - site is isolated from the urban area and the scale of development out of character with surrounding area
3028	Copps Field, East of Newgate Lane, Fareham	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.
3030	Winnham Farm, East of Downend Road	Selected - accessible edge of urban area site with low landscape sensitivity
3032	South of Tattershall Crescent, Portchester	Selected - accessible edge of urban area site with low landscape sensitivity
3034	Land rear of Waste Transfer Station, Military Road, Wallington	Rejected - no highways access solution identified
3036	Land west of Sovereign Crescent, Titchfield Common	Rejected - landscape sensitivities. Other developable sites that contribute more favourably to the Site Selection Priorities
3037	Land West of Old Street, Stubbington	Rejected - landscape sensitivities. Scale of development out of character with surrounding area.
3038	Land in Upper Swanwick / BurrIDGE	Rejected - landscape and ecological sensitivities. No suitable highways solution identified.
3040	Land west of Northfield Park	Rejected as allocation, but proposed to include site within the urban area
3044	Land to the East of Southampton Road, Titchfield	Selected - accessible edge of urban area site with low landscape sensitivity - forms part of wider development site.

# High Level Assessment

## Strategic Housing Option 2F

Option is based on a Welborne delivery trajectory that delivers approximately 4,000 homes by 2036. This allows for a much more realistic delivery scenario which is most likely to happen on balance of probability, given the evidence. This option delivers approximately 1000 houses fewer at Welborne over the plan period than Option 1. Assumes loss of appeal for Cranleigh Road.

Option aims to maximise brownfield development & the delivery of Welborne, with residual development taking place at 3 greenfield cluster areas, greenfield sites at Cranleigh Road (which is currently subject to a s78 appeal), Romsey Avenue and Portchester Downend, and a number of urban fringe sites around Swanwick Station, Titchfield Common, Funtley and Wallington which help to address the lack of a 5-year housing land supply.

With both cluster and early delivery sites, this Development Strategy:

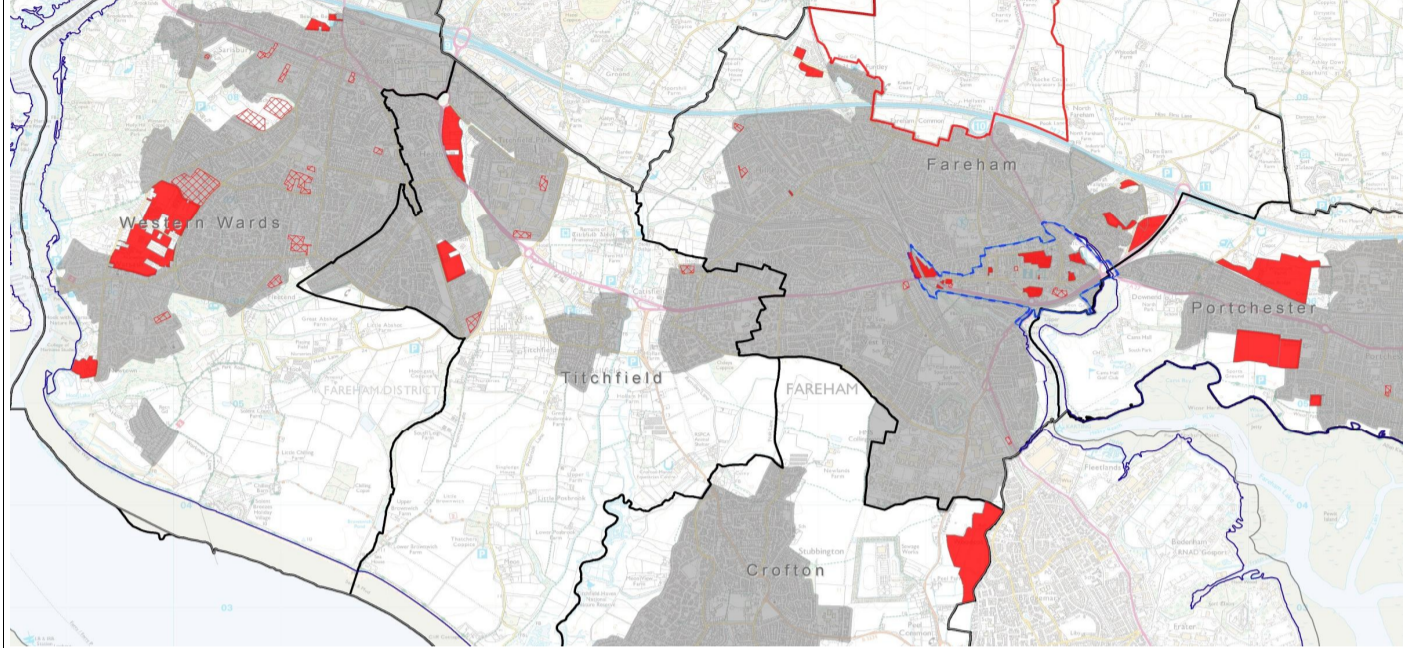
- Improves early and overall housing delivery by diversifying site supply;
- By allocating smaller sites, it improves the likelihood of early delivery and ensuring a 5-Year Housing Land Supply (5YHLS);
- By allocating cluster sites, it further assists the 5YHLS position and ensures continued development over the medium-term of the Plan period; and
- Welborne/Regeneration sites will aid delivery throughout the medium to long-term Plan period.

This range of sites offers:

- Different sizes of site, in accordance with the Housing White Paper;
- A more diverse range of sites, and potentially a broader range of housing products;
- Both brown-field and green-field locations; and
- Contributes to the housing land supply within both the Portsmouth Housing Market Area and the Southampton Housing Market Area.

Overall the Development Strategy:

- Still prevents coalescence of settlements and uncontrolled urban sprawl;
- Contributes greatly to place-making and sustainability in line with national policy (recognising the need for early delivery and overall requirements until 2036); and
- Protects the Borough's strategic gaps and proposes development in the more sustainable locations.



Strategic Option 2F	Quantum
19: Welborne (central trajectory)	3,840
Existing Local Plan Allocations	215
21: Fareham Town Centre - Regeneration & Intensification	577
3088: Warsash Maritime Academy	100
3126: Greenfield Cluster 1 - Warsash Greenaway Lane	700
3128: Greenfield Cluster 2 - Segensworth	400
3133: Greenfield Cluster 3 - Newgate Lane South	475
3030: Land East of Downend Road, Portchester	350
3014: Cranleigh Road, Portchester	120
207: Romsey Avenue, Portchester	228
3032: Moraunt Drive, Portchester	49
3105: Funtley Road North, Fareham	23
3121: Funtley Road South, Fareham	55
1360: Beacon Bottom West, Park Gate	30
3049: Beacon Bottom East, Park Gate	5
3023: 69 Botley Road, Park Gate	24
3051: Land at Hunts Pond Road, Titchfield Common	38
1998: Land at Pinks Hill, Fareham	80
1352: Land at Pinks Hill, Fareham	17
27: Military Road, Fareham	26
324: North Wallington Rd and Standard Way	21
1056: Hampshire Rose Fareham	18
<b>Sub-Total</b>	<b>7,391</b>

		SEA Objective										
ID	Fareham Town Centre & other brownfield sites	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
87	280-282 (UTP) West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	-
198	Civic Quarter, Fareham	++	+/-	0	++	++	++	+/-	++	0	+	+/-
211	Fareham Railway Station (East)	++	0	0	++	++	++	+/-	+/-	0	+	+
212	Station West (Fareham Railway Station)	++	0	0	++	++	++	0	+/-	0	+	+
1325	Crofton Conservatories, West Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1425	Market Quay Car Park, Fareham	++	+/-	0	++	++	+	+/-	++	0	+	++
2826	Lysses Car Park, Fareham	++	+/-	0	++	+/-	+	+/-	+	0	+	++
2942	Wykham House School, Fareham	++	-	0	++	++	++	+/-	++	0	+	+
2956	Delme Court, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
3070	Magistrates Court, Trinity Street, Fareham	++	0	0	++	++	++	+/-	++	0	+	+
1056	The Hampshire Rose, Highlands Road	++	0	0	++	++	++	0	++	0	0	++
3088	Warsash Maritime Academy	++	+/-	--	+/-	--	++	-	+/-	0	0	+
Warsash Greenaway Lane cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
1263	Land North of Greenaway Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	+
1382	Land at Brook Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
2849	Land East of Brook Lane	++	0	+	+/-	+	++	+/-	+/-	0	0	-
3005	Land south of Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	-
3019	Land East of Brook Lane, Warsash	++	0	+	++	++	++	+/-	+/-	0	0	++
3046	Land adjacent to 79 Greenaway Lane	++	0	+	+	++	++	+/-	+/-	0	0	+
3056	Land South of Greenaway Lane Warsash	++	0	+	+	++	++	+/-	+/-	0	0	++
3122	Land to rear of 108-118 Brook Lane, Warsash	++	+/-	+	+/-	+	++	+/-	+/-	0	0	-
Segensworth cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
2976	237 Segensworth Road	++	0	-	+/-	+	++	0	+/-	0	0	+
3020	Robann Park, Southampton Road, Fareham	++	0	-	+/-	+	++	0	+/-	0	0	++
3044	Land to the East of Southampton Road, Titchfield	++	0	-	+/-	+	++	0	+/-	0	0	++
3125	Land at Segensworth Roundabout	+	0	-	+/-	+	++	0	+/-	0	0	+
Newgate Lane South cluster		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3002	Land East of Newgate Lane South (A), Fareham	++	0	--	-	+/-	++	0	-	0	0	-
3028	Copps Field, East of Newgate Lane, Fareham	++	0	--	+/-	+	++	+/-	+/-	0	0	+
3057	Land east of Newgate Lane, Fareham	++	0	--	+/-	+	++	+/-	+/-	0	0	+
Site name		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3030	Land East of Downend Road, Portchester	++	+/-	-	+	++	-	+/-	-	0	0	++
3014	Land at Cranleigh Road, Portchester	++	0	+	+	++	++	+/-	+/-	0	0	++
207	South of Romsey Avenue, Portchester	++	0	+	+	++	++	+/-	-	0	0	++
Urban Fringe (5yr supply) sites		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
3105	Land North of Funtley Road, Fareham	++	0	--	-	+/-	++	0	+/-	0	0	+
3121	Land South of Funtley Road, Fareham	++	0	--	-	+/-	++	-	+/-	0	0	+/-
3023	Land west of 69 Botley Road, Park Gate	++	0	-	+	++	++	+/-	+/-	0	0	+
3049	Land at 14 Beacon Bottom, Park Gate	+	0	-	+	++	++	0	++	0	0	+
1360	Land at Beacon Bottom, Park Gate	++	0	-	+	++	++	0	+/-	0	0	++
3051	Land at Hunts Pond Road, Titchfield Common	++	0	-	+	++	++	0	+/-	0	0	++
1998	Land at Pinks Hill (south-east part), Fareham	++	+/-	+	+	++	+/-	+/-	-	0	0	+
1352	Land at Pinks Hill, Wallington (north-west part), Fareham	++	+/-	+	+/-	+	+/-	+/-	-	0	0	-
27	Land at Military Road, Fareham	++	+/-	+	+	++	+/-	+/-	-	0	0	+
324	Land at North Wallington and Standard Way, Fareham	++	0	+	+	++	-	-	-	0	0	-
3032	Moraunt Drive (south of Tattershall Cresc.), Portchester	++	0	--	+/-	+	++	+/-	++	0	0	-

# DETAILED ASSESSMENT MATRIX

ID3030 Downend Road East, Portchester

Key Development Quanta: c.21.1ha greenfield site proposed for 350 dwellings

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
1	To provide good quality and sustainable housing for all	Major positive effect predicted over the medium to long term, with c.350 dwellings of mixed type/tenure to be provided.	+	++	++	Ongoing	Operation	Sub-Regional	High	High	Major	Positive	No	
2	To conserve and enhance built and cultural heritage	Fort Nelson scheduled monument, located c.600m north, is unlikely to be directly affected due to its distance from the site. Its setting is unlikely to deteriorate further due to interpositioned development including the M27, although the site would be visible in views south from the Fort. An archaeological Green alert located c.80m north of the site (cremation site near Ellerslie House) could be negatively affected by the scale of development proposed (either directly or its setting). Green alert areas are archaeological sites of known complexity but for which there is not yet a known extent. However, this is within the M27 alignment, and so is likely to have already been documented, protected or destroyed. The nearby Down End Chalk Pit (geological) SSSI may contain Palaeolithic remains which would require preservation/ interpretation if affected. Minor negative effects are predicted.	-			Initial	Con-struction	Local	Medium	Low	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
3	To conserve and enhance the character of the landscape	The site is within the Portsdown LLCA 11.3c and is typified by open arable downs of fringe character, forming an area of 'captured' farmland bounded by roads (including the M27), railway and urban areas. The LCA concludes that the area is of lower sensitivity, although the middle and upper slopes are visible in the far distance from over 1km to the south. There is better scope to accommodate new development outside of the site to the south by locating it towards the lower part of the slope (maintaining a sense of green backdrop along the skyline) and through new planting to reinstate former field boundaries and landscape features (e.g. belts of trees and copses) to break up and provide screening of development in views from the south. Significant effects are likely, both during construction and through impacts on the setting of Portchester. Moderate negative effects on SEA3 are predicted over the long term, even with mitigation.	-	--	--	Ongoing	Con-struction & Operation	Local	High	High	Moderate	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 11.3): - Avoid significant modification of natural contours through cut & fill operations - Avoid damage or disturbance to features of recognised value e.g. Downend Chalk Pit (geological) SSSI - Locate development towards the lower part of the slopes instead of the site as proposed, to maintain the setting of Portchester - Reinstate former field boundaries, and create substantial new woodland belts and copses to break up and provide screening to new development - Use appropriate native species characteristic of diverse chalk landscapes within new planting schemes - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links

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				Short term	Medium term	Long term									
SEA Objectives	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 7 of the 10 key accessibility distances mapped by the Council, but is not particularly well located in relation to community centres or local shops (>800m). It is close to GP surgeries, secondary/primary schools, local centres, play equipment, bus stops and accessible greenspace. Overall the site has relatively good accessibility and there are opportunities for sustainable patterns of travel to develop, although its proximity to the M27 may detract from this. Small scale positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Negative	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Portchester station.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with D5&RE1 on carbon reduction & sustainable energy. But scale of development and associated traffic emissions are likely to lead to minor significant impacts, particularly during construction phases. Site not subject to flood risk and is generally neutral in relation to adaptation.	--	-	-	Ongoing	Con-struction & Operation	Local	Medium	Medium	Minor	Negative	Yes	District heating type initiatives could be particularly suitable for larger sites. Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	The site is subject to potential sources of pollution. It partly (c.2%) overlaps with the Down End Quarry historic landfill and localised soil contaminants are possible. It is adjacent to the M27 which will be a long term source of air and noise pollution for future residents. It is not within an AQMA or the SPZ. Construction is likely to result in minor noise impacts, while minor increases in air and light pollution are predicted for the operational phase.	-	--	--	Ongoing	Con-struction & Operation	Local	High	Medium	Moderate	Negative	Yes	Noise and pollution attenuation measures will be required to protect future residents from the effects of the M27. Following site investigation, design of remediation strategy should include a CEMP to manage risk of mobilising contaminants, and to reduce noise impacts during construction. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).
	7	To conserve and enhance biodiversity	The site is currently in arable use and does not contain any areas of Priority Habitat, although woodland and hedgerow are present at the northern and southern boundaries. Impacts to protected/ notable species (e.g. badger, bats, birds) are possible. The site is adjacent to Down End Chalk Pit (geological) SSSI (c.5m north). Further afield are Portsmouth Harbour SPA/Ramsar/SSSI (c.900m south-west) and Down End Road Verge SINC (c.310m north), although none of these is likely to be directly affected. Negligible negative effects are predicted.	-			Initial	Con-struction	Local	Negligible	Medium	Negligible	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Hedgerow and woodland habitats to the north and south should be protected. New habitats (e.g. tree and hedgerow planting, wildflower meadow and wetland associated with sustainable drainage measures) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.

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			Short term	Medium term	Long term									
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of D5&D6 regarding sustainability, but resource use is likely to increase over the short and long term (materials during construction, water resources & household waste during operation). The central part of the site contains significant areas of ALC Grade 3a (59%) and a policy-protected minerals site (19%), the majority of which would be lost to development. Moderate negative effects are predicted.	--	-	-	Ongoing	Con-struction & Operation	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site, and commercially viable mineral deposits should be extracted to prevent sterilisation. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities. A small scale community orchard or allotment could be considered.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase will provide local and accessible employment opportunities; operation phase would be neutral as no employment or other job-creating uses are proposed. Small scale positive effects are predicted over the short to medium term.	+	+		Initial	Con-struction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Portchester. Minor positive effects are predicted over the long term.	+	+	++	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements, but includes open space provision and improved pedestrian/cycle access into and through the site (to be confirmed). The site is well located in relation to existing open spaces (e.g. Wicor Lane, Cams Hall, Dore Avenue). Minor positive effects are predicted.	+	+	++	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	If space permits a fitness trail or outdoor gym facilities could be provided as part of the open space proposals.

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:		Negative	Positive
	Negative effect	-		Severe		Optimal
	Positive effect	+		Major		Major
	Major positive effect	++		Moderate		Moderate
	Mixed effects	+/-		Minor		Minor
	Neutral effect			Negligible		Negligible