WELBORNE

GARDEN VILLAGE

Shadow Appropriate Assessment - update

Holbury Consultancy Service

November 2020

Buckland

DEVELOPMENT LTD

HOLBURY
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Welborne
Shadow Appropriate Assessment
UPDATE

For Buckland Development Ltd

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UPDATE OF SHADOW APPROPRIATE ASSESSMENT SUBMITTED IN October 2019

This Shadow Appropriate Assessment provides an update to the Assessment dated October 2019 and submitted to Fareham Borough Council in October 2019. The revisions include the following:

- Section 1. Additional text to address the implications of Brexit for Habitats Regulations Assessment, with the end of the Transition Period on 31st December 2020.
- Sections 1, 4, 5, 6 & 7. Reference to the Solent & Dorset Coasts Special Protection Area, classified in January 2020
- Sections 3 & 6. Reference to consented access Laly's access track.
- Section 5. Revisions to tables 2 & 3 to reflect additional air quality calculations undertaken following changes to relevant guidance and industry best practice.
- Section 6. Revised nitrogen balance calculations to reflect the most recent Natural England guidance (June 2020) and calculator.

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1.0 Introduction

1.1 In March 2017, Buckland Development Ltd (Buckland), submitted an outline planning application to Fareham Borough Council (FBC) for up to 6,000 residential dwellings, employment uses, local and community services and supporting infrastructure with all matters reserved, except for works to Junction 10 of the M27 motorway, the three highway junctions and related works to the A32 ('the Development') on land north of Fareham, known as Welborne ('the Site').

1.2 The site lies within close proximity to four statutory designated sites of European nature conservation importance (see Appendix 1).

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

1.3 The site also lies within close proximity to the Solent and Southampton Water Ramsar and the Portsmouth Harbour Ramsar sites (see Appendix 1).

1.4 The SSW SPA, PH SPA, S&DC SPA and SM SAC receive statutory protection under the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations'), which transpose the requirements of the European Council Directives on the Conservation of Natural Habitats and of Wild Fauna and Flora (42/43/EEC) and the Conservation of Wild Birds (2009/147/EC) into domestic legislation. The Habitats Regulations afford a high level of protection to sites classified as SPAs as areas that hold significant populations of certain bird species (SPAs). They also afford the same level of high protection to tracts of land supporting habitats or rare species (other than birds) considered scarce or vulnerable at a European community level (SACs).

1.5 After the end of the Brexit transition period on 31 December 2020 the Conservation of Habitats and Species Regulations 2017 will remain in place, with only minor amendments coming into force on the 31 December 2020 through the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019. The UK will no longer be bound by the requirements of the Habitats and Birds Directive after this date but the effective protection afforded to the sites identified in para 1.2 will remain unchanged, with the HRA regime as set out in the current Habitats Regulations continuing to apply in broad terms following the end of the transition period. The content, structure, process and conclusion of this Appropriate Assessment will therefore remain unchanged.

1.6 At the time of writing it is understood that all courts in the UK, with the exception of the Supreme Court, will continue to be bound by EU judgements handed down by the Court of Justice prior to 31 December 2020.

1.7 Natural England guidance referred to within the context of the Appropriate Assessment will apply equally to the new regime post Brexit.

1.8 Ramsar sites are designated as wetlands of international importance and are afforded similar legislative protection to the European Natura 2000 network. Government has issued policy statements relating to the special status of Ramsar sites. This extends the same protection afforded to SPA's and SAC's to Ramsar sites in the UK.

1.9 Under the Habitats Regulations, FBC is a competent authority, responsible for ensuring that development control decisions do not adversely affect the integrity of Natura 2000 sites.

1.10 This document provides information for the Habitats Regulations Assessment that FBC will need to undertake in determining the outline planning application for Welborne, and has been prepared to support an appropriate assessment of likely significant effects of the proposals on the SSW SPA, PH SPA, S&DC SPA, SM SAC and respective Ramsar sites. It updates and replaces the document submitted to FBC in October 2019.

2.0 Legislative and policy framework

Statutory framework

Tests of the Habitats Regulations

2.1 SACs and SPAs form part of a network of nature protection areas across the European Union known as Natura 2000 sites, and are protected in the determination of a planning application. Under Regulation 61 of the Habitats Regulations, the competent authority is responsible for assessing whether land use plans or proposed developments could adversely affect a Natura 2000 site. This requires a process known as a Habitat Regulations Assessment (HRA) encompassing two tests under Regulation 63(1) of the Habitats Regulations.

- **Test 1:** having ascertained that the plan is not directly connected to, or necessary for site management for nature conservation, the first test of the HRA, commonly referred to as a screening test, considers whether or not a plan or project is likely to have a significant effect on a European site either alone or in combination with other plans or projects.

  A significant effect is any effect that would undermine the conservation objectives for the respective European site and may include physical loss and/or damage of a habitat, disturbance effects, changes to water availability, deposition of contaminants through changes in air quality etc.

  Following a recent European Court Judgement (ECJ) People Over Wind and Sweetman v Coillte Teoranta (C-323/17), '*measures intended to avoid or reduce impacts on a European site cannot at the same time be regarded as part of the "project"*'[1] and must be excluded from assessing whether a project is likely to have a significant effect, either alone or in combination with other plans and projects.

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

[1] https://insideecology.com/2018/05/01/habitat-regulations-assessments-no-more-screening-out-with-mitigation-measures/

Conservation objectives

2.2 Conservation objectives are identified for all European sites and cover all features that qualify the site for classification or designation. The conservation objectives apply under the Habitats Regulations, Habitats Directive and Wild Birds Directive, and must be considered during a Habitats Regulation Assessment, including an Appropriate Assessment.

2.3 For Ramsar sites, a decision has been made by Defra and Natural England not to produce Conservation Advice packages, focusing instead on the production of High Level Conservation Objectives because it's considered that conservation advice available for overlapping European Marine Sites is sufficient to support the management of Ramsar interests[2]. European Marine Sites (EMSs) are those areas below mean high water designated as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

2.4 The Solent European Marine Sites (SEMS) is one of a number of European marine sites in the UK that are designated as internationally important sites for their habitats and species. SEMS covers the harbours, estuaries, areas of open coast and inshore water around the Solent and includes the SSW SPA, PH SPA and the SM SAC. As a matter of policy, the provisions of the Habitats Regulations relating to Habitat Regulations Assessments (HRAs) extend to Ramsar sites. For the purposes of this assessment, the conservation objectives of the SSW SPA, SM SAC and PH SPA are considered to address all relevant interest features in the corresponding Ramsar sites.

Policy framework

2.5 An established policy framework is in place to support the assessment of the Welborne proposals under the Habitats Regulations.

Welborne Plan

2.6 The adopted Welborne Plan[3] forms part 3 of the Fareham Borough Local Plan and states that any potentially adverse effects arising from the development of Welborne on Natura 2000 sites identified through the HRA must be either avoided or fully mitigated. Where adequate mitigation or avoidance measures cannot be achieved on or adjoining the site through the provision of suitable areas of natural greenspace, FBC will require a financial contribution to provide off-site mitigation measures to ensure that the tests of the HRA are met.

2.7 The Welborne Plan identifies the importance of Suitable Alternative Natural Greenspace (SANG) in mitigating recreational impacts on the coast but is also clear that there are no recognised standards for SANG relevant to the

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

3 https://www.fareham.gov.uk/PDF/planning/LP3WelborneAdopted.pdf

mitigation of recreational impacts on coastal ecological interests. On advice from Natural England, the Welborne Plan identifies a standard of at least 70% of the established SANG standard for the Thames Basin Heaths European sites. On this basis, the Welborne Plan identifies the need for around 84.8ha of additional natural green space on land on or adjoining Welborne. The balance of the mitigation requirement will be met through a financial contribution towards the measures in the Solent Recreation Mitigation Strategy (SRMS)[4] (now Bird Aware) to mitigate potential impacts along the coast.

2.8 Policy WEL30 sets out the formal policy requirements for the avoidance and mitigation of impact on Internationally protected sites and allows for flexibility in the final package, so long as it is fully agreed with Natural England.

Bird Aware

2.9 The Welborne Plan identifies the ability to make financial contributions to the Solent Recreation Mitigation Partnership (SRMP) as a means of mitigating impacts of Welborne on Internationally protected sites. The SRMP comprises the fifteen Solent local authorities of which FBC is one. Natural England, RSPB, Hampshire & Isle of Wight Wildlife Trust, and Chichester Harbour Conservancy have also ratified the strategy.

2.10 The SRMP was established to formulate, implement and monitor a strategic solution to in combination impacts on the Solent SPA's from increased recreational pressures deriving from the 60,000 new homes planned around the Solent up to 2034. The solution is set out in the SRMS - part of Bird Aware - an initiative deriving from the Partnership, and uses developer contributions to fund a range of mitigation measures that reduce the in combination impact of greater numbers of people visiting the coast for recreation.

2.11 FBC collects financial contributions from all new residential development in the Borough in line with the SRMS and pools them with those received by other local authorities to implement the mitigation measures identified in the SRMS. The contributions received by the authorities are transferred quarterly to the Partnership and are spent against the measures set out in the SRMS to address the in combination impacts on the Solent SPA's.

[4] Solent Recreation Mitigation Partnership, December 2017. Solent Recreation Mitigation Strategy. Available from http://www.birdaware.org/

3.0 Development proposals and site description

3.1 The outline planning application (OPA) lodged with Fareham Borough Council (FBC) ref: P/17/0266/OA is for up to 6000 residential units and associated infrastructure at Welborne Garden Village. The proposals include the delivery on a substantial area of Suitable Alternative Natural Greenspace (SANG). The proposed development comprises:

- A new community of up to 6000 homes
- A district centre and smaller village centre, with shops and community facilities
- Commercial, industrial, warehousing and employment space
- Health centre
- Vets
- A secondary school, 3 primary schools and children's nurseries
- A care home
- A hotel
- Parks, green open spaces and sports pitches
- Retention of some existing hedgerows, grassland, woodland areas, allotments and wildlife corridors
- Household waste recycling centre
- Infrastructure including supplies for electricity and water
- Sustainable drainage systems including ponds and water courses
- A remodelled M27 J10 to turn it into an all moves junction
- Works to the A32 including the creation of three highway junctions and new crossing(s)
- Connections to the surrounding cycleway and pedestrian network

Description of SANG proposals

3.2 A total of 70.4ha of SANG is provided at Welborne, consisting of Fareham Common, Dashwood and Welborne Mile. The SANG will be managed in perpetuity by the Land Trust or another suitable land management organisation. Funding arrangements are set out in full in the SANG Management Plan[5] that should be read in conjunction with this document.

Dashwood

3.3 Dashwood extends to 38.1 ha and includes an area of grassland in the south eastern corner which will form part of the SANG. There are several areas within Dashwood that are classified as Ancient Woodland, including areas within the eastern and north western perimeters of the site. A free car park will be created to the south west of the wood, at Knowle Road at the rate of one parking space per hectare of SANG. The SANG Management Plan includes a masterplan showing the layout of Dashwood as part of the Welborne SANG package.

3.4 The Welborne development will link through to Dashwood via a network of

[5] Holbury Consultancy Services, 2018. Welborne SANG Management Plan. On behalf of Buckland Development Ltd.

pedestrian routes. Three access points are located into the woodland at the following points:

- the south western corner along the existing Public Right of Way. This entrance connects footpaths from the Welborne Greenway perimeter trail and the Welborne Mile SANG into Dashwood.
- the north western boundary (also on the existing Public Right of Way) and connects to Mayles Lane
- the south eastern corner in a location that is already an obvious location for entry due to existing gaps in the understorey and opens onto a 1.5ha area of open unmanaged grassland, but which will be brought into active management as part of the detailed SANG Management Plan.

3.5 A 2.8 km circular walk, passable all year round, will be provided within Dashwood. This will sit alongside a network of existing secondary paths already evident. The existing Public Right of Way within the western edge of the wood will be maintained. Dog splashes will be provided outside of the woodland in an area of grassland to the south east of the main woodland block.

3.6 The SANG Management Plan sets out a series of management objectives that secure the conservation management of the woodland in perpetuity and balance the ecological interests of the site against the need to encourage public access. The site will be promoted as a nature reserve to ensure that it's inherent ecological value is evident to members of the public. Measures will be put in place to ensure the effective conservation management of the woodland, ensuring that it remains an attractive place to visit and use for informal recreation.

3.7 Dashwood lies within the administration of Winchester City Council (WCC). To ensure that FBC can properly rely on Dashwood as SANG, Buckland submitted an application for consent to construct a footpath and place infrastructure within the woodland, consistent with a future use as SANG. This application was granted planning permission for works to convert to SANG under 17/01607/FUL by WCC. Its role and function as SANG for Welborne will be secured by the S106. This will establish the formal relationship of Dashwood to the Welborne OPA and ensure that the two properly interface and support each other (see Appendix 2 for details).

Welborne Mile

3.8 The Welborne Mile is 17.1ha tract of land currently under arable production. This part of the overall SANG package offers a 2km green corridor of 90m average width. The southern half of the site is open, with a hedgerow and hedgerow trees lining the existing path that traverses the full length. The northern half of the site is more vegetated, with the extreme north-western boundary bounded by ancient woodland. The Welborne Mile will be accessible at multiple points along its length, directly from the development roads and private drives, linking to Dashwood to the north, and Fareham Common to the south and connecting into the existing Public Right of Way. Pedestrian access points will also be provided directly from the Welborne

development. Welborne Mile will be fenced to ensure that dogs can be safely allowed off lead and offers a circular walk of 3.5km within the Welborne Mile itself.

3.9 Since submission of the outline application in 2017, planning consent has been granted for an access track across the southern end of the Welborne Mile SANG.

Fareham Common

3.10 Fareham Common SANG extends to approximately 15.2ha and consists of horse pasture and arable land divided into linear sections by hedgerows, with mature hedgerow trees. The site boundaries are well vegetated with trees and hedgerows, and scrub located on the M27 motorway embankments. A free car park will be provided in Fareham Common off Funtley Hill, and will include half of the parking provision for the Welborne Mile SANG. Parking will be provided at a rate of one space per hectare of effective SANG. Links between Fareham Common and Welborne Mile will be possible under Funtley Bridge. Entrance to Fareham Common will also be possible from North Fareham, via a crossing of Kiln Road. It will be possible to complete a 2.3km circular walk within the SANG.

Noise pollution: discounting of SANG

3.11 The southern end of Welborne Mile and Fareham Common both lie within close proximity to the M27. Natural England advises that the acceptable limit for noise in SANGs is set at 60dB or below. Noise modelling (see appendix 3) shows that noise levels in all parts of Fareham Common will be above 60dB once allowance is made for the rearrangements to J10 and the Smart Motorway scheme. In addition, an area at the southern end of the Welborne Mile will also be at this level (5.5ha). Acoustic fencing will be located along the northern boundary of the M27 corridor to protect the southern part of Welborne mile and this is reflected in the modelling at Appendix 3. Acoustic barriers along the southern edge of the M27 would not be sufficient to reduce noise levels to <60dB due to the steeply sloping topography and are not therefore proposed.

3.12 In recognition of the impact of the motorway on the amenity value of the SANG, a discount of 50% has been agreed with Natural England. Therefore, the 15.2ha of Fareham Common SANG is agreed to offer an effective SANG area of 7.6ha. Likewise, the 17.2ha of Welborne Mile is agreed to offer an effective SANG area of 14.4ha, representing a partial discount (see Table 1). The total area of effective SANG is therefore 60.1ha.

Table 1 Discounting of SANG area to reflect 60dB noise contour

SANG	Area <60dB (ha)	Area >60dB (ha)	Total area (ha)
Dashwood	38.097	0	38.097
Welborne Mile	11.655	5.467	17.120
Fareham Common	0	15.200	15.200
Gross area	49.752	20.667	70.413

Effective area	**49.752**	**10.3335**	**60.0855**

Phasing

3.13 The Welborne SANG will be delivered in three phases, comprising Dashwood, the Welborne Mile and Fareham Common respectively. Each will be delivered to provide a mitigation solution in proportion to the number of houses delivered, or earlier. Therefore the exact timings for the completion of the each phase of SANG will be determined by the rate of residential development, defined in relation to occupation triggers. The occupation triggers are as follows:

- Dashwood (38.1ha = 63.3% of the total) – prior to the first occupation.
- The Welborne Mile (14.4ha = 23.9% of the total (allowing for noise discount)) – to be in place for the 3601th occupation, or earlier
- Fareham Common (7.6ha = 12.6% of the total (allowing for noise discount)) – to be in place for the 5101th occupation, or earlier.

3.14 Note that the figures shown in relation to Welborne Mile and Fareham Common relate only to the areas of effective SANG, although the full extent of each SANG will be provided at the identified triggers.

4.0 Baseline

4.1 The following section sets out the location, designation criteria and conservation objectives of the European sites to be included in this HRA. The locations of these sites relative to the application site are shown in Figure 1.

Solent and Southampton Water SPA/Ramsar

4.2 The SSW SPA extends from Hurst Spit to Hill Head along the south coast of Hampshire, and from Yarmouth to Whitecliff Bay along the north coast of the Isle of Wight. The site comprises a series of estuaries and harbours with extensive mud-flats and saltmarshes together with adjacent coastal habitats including saline lagoons, shingle beaches, reedbeds, damp woodland and grazing marsh. The mud-flats support beds of *Enteromorpha* spp. and *Zostera* spp. and have a rich invertebrate fauna that forms a food resource for the estuarine birds. In summer, the site is of importance for breeding seabirds, including gulls and four species of terns. In winter, the SPA holds a large and diverse assemblage of waterbirds, including geese, ducks and waders. Dark-bellied brent geese *Branta bernicla bernicla* also feed in surrounding areas of agricultural land outside the SPA. The proposals lie within 4km of the SSW SPA.

Qualifying features

4.3 The SSW SPA qualifies under Article 4.1 of the Directive (79/409/EEC) as it is used regularly by 1% or more of the GB population of a species listed on Annex I in any season[6]:

- Mediterranean gull *Larus melanocephalus* – 2 pairs - representing 8.2 – 13.9% of the GB breeding population (5 year peak mean. Count years 1994-1998).
- Little tern *Sterna albifrons* – 49 pairs - representing 2% of the GB breeding population (5 year peak mean. Count years 1993-1997).
- Roseate tern *Sterna dougallii* – 2 pairs - representing 3.1% of the GB breeding population (5 year peak mean. Count years 1993-1997).
- Common tern *Sterna hirundo* – 267 pairs – representing 2.2% of the GB breeding population (5 year peak mean. Count years 1993-1997).
- Sandwich tern *Sterna sandvicensis* – 231 pairs – representing 1.7% of the GB breeding population (5 year peak mean. Count years 1993-1997).

4.4 The breeding bird assemblage of the SSW SPA is largely confined to saltmarsh habitats west of the Beaulieu River or nature reserves such as Titchfield Haven. The Mediterranean gull colony in Langstone Harbour is currently the largest colony in Hampshire and appears to be attracting most of the breeding birds from along the Solent coast. The breeding tern colonies are mostly associated with salt-marsh habitats or artificial lagoons and are

[6] https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9011061

largely inaccessible during the breeding season.

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

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

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

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

- **Criterion 1**: The site is one of the few major sheltered channels between a substantial island and mainland in European waters, exhibiting an unusual strong double tidal flow and has long periods of slack water at high and low tide. It includes many wetland habitats characteristic of the biogeographic region: saline lagoons, saltmarshes, estuaries, intertidal flats, shallow coastal waters, grazing marshes, reedbeds, coastal woodland and rocky boulder reefs.
- **Criterion 2**: The site supports an important assemblage of rare plants and invertebrates. At least thirty three (33) British Red Data Book invertebrates and at least eight (8) British Red Data Book plants are represented.
- **Criterion 5**: The site contains avian assemblages of international importance whereby species with peak counts in winter are 51,343 waterfowl (5 year peak mean 1998/99-2002/2003).
- **Criterion 6**: A wetland should be considered internationally important if it regularly supports 1% of the individuals in a population of one species or subspecies of waterbird.
  Species with peak counts in winter are:
  - Black-tailed godwit, *Limosa limosa islandica,* (Iceland/W Europe) - 1,240 individuals, representing an average of 2.6% of the population (5 year peak mean 1998/9-2002/3);
  - Dark-bellied brent goose, *Branta bernicla bernicla* - 6,456 individuals, representing an average of 3.2% of the population (5 year peak mean 1998/9-2002/3); and
  - Eurasian teal, *Anas crecca* (NW Europe) - 5,514 individuals, representing an average of 1.1% of the population (5 year peak mean 1998/9-2002/3).

Species with peak counts in spring/autumn are:

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

Conservation objectives

4.7 The conservation objectives of the SSW SPA are set out in a Natural England publication[7] and are set for each qualifying feature for which the site is classified. Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

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

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

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

Portsmouth Harbour SPA/Ramsar

4.8 Portsmouth Harbour is a large industrialised estuary and includes one of the four largest expanses of mud-flats and tidal creeks on the south coast of Britain[8]. The mud-flats support large beds of narrow-leaved eelgrass *Zostera angustifolia* and dwarf eelgrass *Z. noltii*, extensive green algae beds, mainly *Enteromorpha* species, and sea lettuce *Ulva lactuca*. Portsmouth Harbour has only a narrow connection to the sea via the Solent, and receives comparatively little fresh water, thus giving it an unusual hydrology. The site supports important numbers of wintering dark-bellied brent geese *Branta b. bernicla,* which feed also in surrounding agricultural areas away from the SPA. The proposals lie within 1.7km of the PH SPA.

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

- Dark-bellied brent goose *Branta bernicla bernicla* - 2290 – representing 1.3% of the north-west European population and 2.5% of the British

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

[8] https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1003174

wintering population (5 year peak mean, 1986/87-1990/91).

- Red breasted merganser *Mergus serrator* – 100 - representing 1% of the British wintering population (5 year peak mean, 1986/87-1990/91).).
- Black-tailed godwit *Limosa limosa islandica* – 70 - representing over 1% of the British wintering population (5 year peak mean, 1986/87-1990/91).
- Dunlin *Calidris alpina* – 8010 - representing over 1% of the British wintering population (5 year peak mean, 1986/87-1990/91).

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

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

Conservation objectives

4.11 The conservation objectives of the PH SPA are set out in a Natural England publication[9] and are set for each qualifying feature for which the site is classified. Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving the aims of the Wild Birds Directive.

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

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

- *The extent and distribution of the habitats of the qualifying features*
- *The structure and function of the habitats of the qualifying features*
- *The supporting processes on which the habitats of the qualifying*

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

features rely

- *The population of each of the qualifying features*
- *The distribution of the qualifying features within the site.*

Solent Maritime Special Area of Conservation (SAC)

4.12 The proposals lie over 7 km from the closest point of the SM SAC. The Annex I habitats that are a primary reason for selection of this site are:

1130 Estuaries

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

1320 Spartina swards (*Spartinion maritimae*)
The Solent contains the second-largest aggregation of Atlantic salt meadows in south and south-west England. Solent Maritime is a composite site composed of a large number of separate areas of saltmarsh. In contrast to the Severn estuary, the salt meadows at this site are notable as being representative of the ungrazed type and support a different range of communities dominated by sea-purslane *Atriplex portulacoides*, common sea-lavender *Limonium vulgare* and thrift *Armeria maritima*. As a whole the site is less truncated by man-made features than other parts of the south coast and shows rare and unusual transitions to freshwater reedswamp and alluvial woodland as well as coastal grassland. Typical Atlantic salt meadow is still widespread in this site, despite a long history of colonisation by cord-grass *Spartina* spp.

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

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

- 2120 “Shifting dunes along the shoreline with *Ammophila arenaria* (“white dunes”)

4.13 Annex II species present as a qualifying feature, but not a primary reason for site selection: 1016 Desmoulin’s whorl snail *Vertigo moulinsiana*[10].

Conservation objectives

4.14 The conservation objectives of the SM SAC are set out in a Natural England publication[11] and are set for each qualifying feature Annex 1 habitat & Annex 2 species for which the site is classified. Where the objectives are met, the site will be considered to exhibit a high degree of integrity and to be contributing to achieving Favourable Conservation Status for that habitat type at a UK level. The term ‘favourable conservation status’ is defined in Article 1 of the Habitats Directive. *With regard to the SAC and the natural habitats and/or species for which the site has been designated (the ‘Qualifying Features’ listed below), and subject to natural change; Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;*

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

Solent & Dorset Coast Special Protection Area (SPA)

4.15 The Solent and Dorset Coast Special Protection Area (SPA) was classified in January 2020 to protect important foraging areas at sea used by terns from colonies within adjacent, already classified, SPAs. The qualifying interest features of the SPA are common tern, Sandwich tern and little tern. Solent and Dorset Coast SPA qualifies under Stage 1.1 by regularly supporting more than 1% of the GB population of Sandwich tern, common tern and little tern, species listed in Annex I of the Birds Directive[12].

4.16 The SPA covers all areas to the mean high-water mark in Portsmouth Harbour, sub-tidal areas with Southampton Water and the River Hamble

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

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

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

(below the mean low water mark) and to the mean high water mark along the coast where terns are not already a qualifying feature of existing SPAs between Worbarrow Bay in Dorset and Bognor Regis in West Sussex. It does not cover the sub-tidal areas of Langstone and Chichester Harbour where the landward boundary is formed by the mean low water as breeding terns are already a feature of the Chichester and Langstone Harbours SPA.

4.17 Draft conservation objectives for the SPA were published in February 2019 by Natural England prior to the site being classified. *With regard to the potential SPA and the individual species and/or assemblage of species for which the site may be classified and subject to natural change these are to ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;*

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

5.0 Likely significant effect test

5.1 The first test of Regulation 63 of the Habitats Regulations requires an assessment of whether the proposed residential units comprising part of the application, are likely to have a significant effect on the European sites in question, either alone or in combination with other plans and projects. The SANG that forms part of the application cannot be considered within this test because it is included in the application as mitigation of recreational impacts and would not be included were there not a need to mitigate this impact on European sites (see para 2.1).

5.2 Table 2 on the following page shows the potential pathways through which impacts could arise through development of Welborne on the Solent European nature conservation sites.

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

√	Likely significant adverse effect on the Natura 2000 site	x	Not likely to have a significant adverse effect on the Natura 2000 site
-	The principle is not relevant to the screening exercise	**?**	Uncertain effect on the Natura 2000 site

Check list of change / Potential impacts	**Reduction in area of Annex 1 habitats?**	**Direct effects on the populations of species for which the site is designated**	**Indirect effects on the populations of species for which the site was designated or classified due to loss or degradation of their habitat (quantity/quality)?**	**Changes to the composition of the habitats for which the site was designated (e.g. reduction in species structure, abundance or diversity that comprises the habitat over time)?**	**Interruption or degradation of the physical, chemical or biological processes that support habitats and species for which the site was designated or classified?**
Land take	**-**	**X**	**-**	**-**	**-**
		The site lies outside the boundary of the SPA. No land take within the SPA is required, & no direct impacts on populations for which the SPA is classified will occur.			
Wintering birds: increased recreational disturbance	**-**	**-**	**√**	**-**	**-**
			The scale of residential build (6000 units) and proximity of the site to the SPA boundary (within 5.6km) means that without mitigation, the proposals are likely to increase recreational pressures on the intertidal habitats on which wintering waterfowl feed and roost. Without mitigation, the residential development would be expected to increase disturbance pressures on the SPA from the following recreational activities: • walking • dog walking • jogging • cycling • other.		

Breeding birds: increased recreational disturbance			**X**	**X**	**X**
			The breeding colonies within the SSW SPA are located a significant distance from Welborne. The closest tern colony is at Titchfield Haven. Given the distance from the development and their inaccessibility no likely significant effects are predicted with respect to the breeding bird assemblage for which the SPA's are classified. **No likely significant effect alone or in combination with other plans and projects.**		
Disturbance of wintering & breeding birds from construction activities	**-**	**-**	**X**	**X**	**X**
			Welborne is distant to the nearest point of both the PH SPA & the SSW SPA (1.4km distant). The distance prevents any risk of disturbance to wintering of breeding birds through construction noise or movement. **No likely significant effect alone or in combination with other plans and projects.**		
Hydrological changes, including: • **water quality** • **flows** • **abstraction** • **nutrient levels**	**-**	**-**	√	√	√
	Existing infrastructure will be used, meaning no risk of direct impact	Existing infrastructure will be used, meaning no risk of direct impact	Water quality: The site is physically separated from the habitats of the SSW & PH SPA's by Fareham and is over 4km away from the closest point of the SSW SPA. The risk of contamination to water courses from spillage and siltation will be controlled through a Framework Construction Environmental Management Plan (CEMP) which has been submitted with the planning application and whose requirement will be a condition of the planning consent. **No likely significant effect alone or in combination with other plans and projects.** Foul water: this assessment assumes that all foul water will be treated at Peel Common, a Southern Water facility and Treatment Works. The development could result in increased nitrogen outputs to the SPA through the increase of foul water that Peel Common deals with, and the eventual discharge to sea via outfalls into the Solent waters, which can cause an increase in nutrient loading (nitrogen). The nitrogen balance of the Welborne proposals has been modelled using a model developed by Natural England[13]. This reconciles the balance of open space and residential development relative to the previous intensive arable land use. It relies on the provision of SANG and other green spaces as part of the calculation. Natural England has advised that this must be considered mitigation and cannot be considered at the Likely Significant Effect stage[14]. On this basis, it is concluded that nitrogen outputs to the SPA as a result of the residential dwellings included within the Welborne proposals, but without consideration of SANG or formal or informal greenspace are **likely to have a significant effect alone and in combination with other plans and projects.** Flood risk: Drainage strategy is to use existing topography and enhanced infiltration to replicate the existing situation and offer betterment. The flood risk to and arising from the Proposed Development from coastal and tidal and artificial sources is assessed as being negligible. The evidence for this conclusion can be found in the updated FRA[15] submitted in support		

[13] Anon, 2019. Advice on achieving nutrient neutrality for new development in the Solent Region for Local Planning Authorities. Natural England.

[14] Natural England 2019. Advice to Fareham Borough Council from Rachel Jones. 19th September 2019.

[15] WSP, 2018. Welborne, Fareham. Flood Risk Assessment & Surface Water Drainage Strategy. For Buckland Development Ltd.

			of the planning application. **No likely significant effect alone and in combination with other plans and projects.** Water abstraction: water will not be abstracted or diverted on site: all watercourses will be retained and protected during construction. Neither will additional abstractions to secure water supply to the Welborne proposals affect the hydrology of the SPA habitats on which bird populations rely. Welborne falls in the Portsmouth Water supply zone, which has sufficient resource to ensure sustainable abstraction levels from key water sources for the plan period (inclusive of Welborne). HRA of the draft Water Resource Management Plan concludes that the schemes will operate within existing abstraction license volumes and there will be no likely significant effects on any European sites as a result of the operation of these schemes, alone or in combination with other plans or projects[16] **No likely significant effect alone and in combination with other plans and projects.**		
Air quality changes	**-**	**-**	**X**	**X**	**X**
			The potential impact of decreased air quality on the Solent & Southampton Water SPA will not directly affect the waterfowl species for which the SPA is designated. However, in the event of changes to the ecological structure and function of the system on which the waterfowl depend, it is possible to identify a pathway for impact. Air quality data has therefore been assessed with reference to critical loads of nitrogen and critical levels, a quantitative estimate of exposure of vegetation to nitrogen compounds in gaseous form. Both critical loads and critical levels, and changes to them as a consequence of increased traffic generated by the Welborne proposals, are compared to values below which significant effects on intertidal habitats do not occur. Modelling has shown that whilst exceedances of 1% of the Critical Level for NO_X of 30µg/m3 are predicted to occur within SSW SPA between 45 and 85m from the roads edge (1.5% to 1%), the Critical Level will be met in 2036 both with and without the Welborne. No adverse effects are considered likely. Furthermore, changes in NO_X are often referred to as a precursor to N deposition. The results for N deposition (inclusive of traffic related ammonia emissions) for SSW SPA indicate that the lower Critical Load of 20 kg/N/ha/year will be met in 2036, both with and without Welborne. The predicted changes due to the proposed development 'alone' are all below 1% of the relevant Critical Load except at 0m from the roads edge. In all locations assessed, total N deposition in 2036 is reduced from baseline case.[17] **No likely significant effect alone or in combination with other plans and projects.**		

[16] Amec Foster Wheeler, Feb 2018. Water Resources Management Plan 2019. Habitats Regulations Assessment of the Consultation Draft WRMP. For Portsmouth Water.

[17] WSP, November 2020. Air Quality Technical Memorandum – Addressing changes to best practice and guidance since the submission of the Environmental Statement (ES) Addendum

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

√	Likely significant adverse effect on the Natura 2000 site	x	Not likely to have a significant adverse effect on the Natura 2000 site
-	The principle is not relevant to the screening exercise	**?**	Uncertain effect on the Natura 2000 site

Check list of change / Potential impacts	**Reduction in area of Annex 1 habitats?**	**Direct effects on the populations of species for which the site is designated**	**Indirect effects on the populations of species for which the site was designated or classified due to loss or degradation of their habitat (quantity/quality)?**	**Changes to the composition of the habitats for which the site was designated (e.g. reduction in species structure, abundance or diversity that comprises the habitat over time)?**	**Interruption or degradation of the physical, chemical or biological processes that support habitats and species for which the site was designated or classified?**
Land take	**-**	**X**	**-**	**-**	**-**
	The site lies outside the boundary of the SAC. No land take within the SAC is required, & no direct impacts on populations or habitats for which the SAC is designated will occur.				
Increased damage from recreational activity	**-**	**-**	**X**	**X**	**X**
			The River Hamble forms the easternmost element of the Solent Martime SAC approximately 7km from Welborne. Access to this section of the European site south of the A27 is via a footpath running from Lower Swanwick to Warsash along the eastern side of the Hamble. North of the M27 access to the Solent Maritime SAC is from Manor Farm Country Park on the western bank and from National Trust land at the upper reaches of the estuary at Curbridge (on the eastern bank). Parking is available at Warsash, Manor Farm Country Park and (limited) at the Horse and Jockey pub at Curbridge. Given the distance of the SAC from the development and the travel times involved it is unlikely that the SAC will attract a substantial number of regular visitors from Welborne. The Annex 1 habitats present along the Hamble (mudflats and saltmarsh) are relatively robust habitats and are unlikely be impacted by trampling. No measurable direct impact (trampling) deriving from Welborne is forecast. The Annex 2 species for which the SAC is classified are unlikely to occur in saltmarsh and mudflat habitats. **No likely significant effect alone or in combination with other plans and projects.**		
	-	**-**	**X**	**X**	**X**

Disturbance from construction activities			As for the Ramsar and SPA, the site is over 5km distant from the nearest point of the Solent Maritime SAC and is too distant to pose a material risk from construction activities. **The proposals are not therefore likely to have a significant effect on the Solent Maritime SAC.**		
Hydrological changes, including: • **water qual** • **flows** • **abstraction** • **nutrient levels**	**-**	**-**	X	X	X
	Existing infrastructure will be used, meaning no risk of direct impact		The same conclusion holds as for the SPA's & Ramsar sites – see discussions above in Table 2 **On the basis of Natural England's advice - likely significant effect alone or in combination with other plans and projects.**		
Air quality changes	-	-	X	X	X
			See discussion in relation to the SPA's & Ramsar sites. The same conclusion holds for interest features of the SAC as that set out in Table 2 with regard to critical loads. In 2036 with the scheme and in-combination traffic growth the lower end of the critical load range of 20-30kg/N/ha/yr, N will be exceeded at up to 50m from road edge downstream and 45m from road edge upstream of the M27 crossing. This represents an improvement in the extent of N deposition compared to the baseline conditions. The area affected is open water. Given the 2036 situation represents an improvement in current conditions no likely significant effects are predicted. At four locations the air quality modelling has shown that in 2036 the proposals will result in an increase in the annual mean critical level for NOx (30µg/m3) of over 1% at five locations (A3051 and both up and down stream of the A27 and M27 crossings). However, at all points along these transects the NOx level remains below 30µg/m3 and is below the relevant critical level. As the area affected by increases in critical levels of NOx above 1% of the annual mean does not exceed the critical level threshold of 30µg/m3, no adverse impacts are anticipated on SAC habitats or species. The changes in critical levels of ammonia related to emissions from traffic are only considered to be relevant to the assessment where they add to nitrogen deposition (see above). The SAC is not considered to support assemblages of lower plants in the areas affected by changes in ammonia levels. The lower end of the critical level range for ammonia (2µg/m3 set for the protection of higher plants) will be exceeded upstream (190m from road edge) and downstream (150m from road edge) at the M27 crossing in 2036. This occurs with and without the proposals. These areas comprise sub-tidal habitats and no adverse effects are considered likely. **No likely significant effect alone or in combination with other plans and projects.**		

Table 4: Solent & Dorset Coast SPA – assessment of likely significant effects

√	Likely significant adverse effect on the Natura 2000 site	x	Not likely to have a significant adverse effect on the Natura 2000 site
-	The principle is not relevant to the screening exercise	**?**	Uncertain effect on the Natura 2000 site

Check list of change / Potential impacts	Reduction in area of Annex 1 habitats?	Direct effects on the populations of species for which the site is designated	Indirect effects on the populations of species for which the site was designated or classified due to loss or degradation of their habitat (quantity/quality)?	Changes to the composition of the habitats for which the site was designated (e.g. reduction in species structure, abundance or diversity that comprises the habitat over time)?	Interruption or degradation of the physical, chemical or biological processes that support habitats and species for which the site was designated or classified?
Land take	**-**	**X**	**-**	**-**	**-**
	The site lies outside the boundary of the SPA. No land take within the SPA is required, & no direct impacts on populations or habitats for which the SPA is designated will occur.				
Increased disturbance from recreational activity	**-**	**-**	**X**	**X**	**X**
			The habitats within the SPA relate to sub-tidal and inter-tidal areas. As terns largely forage in shallow water inter-tidal areas will be used by foraging terns over the high-water period. There will be no indirect impacts on these habitats as a result of the Welborne development. Given the distance common and Sandwich terns will range from breeding colonies it is unlikely there will be any significant impacts on the population or distribution of foraging terns through disturbance associated with the development. Visits to the coast by new residents are likely to be widely distributed across sites and are unlikely to reach densities at specific locations where they would impact on foraging terns. Furthermore, the foraging ecology of terns means that feeding activity is unpredictable and regular large congregations of birds in favoured areas are rare. All species are known to be tolerant of human activities when foraging and can be observed feeding very close to sea-walls, around marinas and within harbours and along beaches throughout the SPA. Any increase in recreational activity associated with the Welborne development is highly unlikely to disrupt foraging terns. **No likely significant effect alone or in combination with other plans and projects.**		
Disturbance from construction activities	**-**	**-**	**X**	**X**	**X**
			The site is 1.4km distant from the nearest point of the Dorset & Solent SPA and is too distant to pose a material risk from construction activities.		

			No likely significant effect alone or in combination with other plans and projects		
Hydrological changes, including: • **water qual** • **flows** • **abstraction** • **nutrient levels**	**-**	**-**	X	X	X
	Existing infrastructure will be used, meaning no risk of direct impact		The same conclusion holds as for the SAC, SPA's & Ramsar sites – see discussions above in Table 2. **On the basis of Natural England's advice - likely significant effect alone or in combination with other plans and projects.**		
Air quality changes	-	-	X	X	X
			See discussion in relation to the SAC, SPA's & Ramsar sites. **No likely significant effect alone or in combination with other plans and projects.**		

5.3 The analysis in Tables 2-4 establishes potential pathways for disturbance to wintering waterfowl populations in the SSW SPA & PH SPA and Ramsar sites, occurring as a result of the increased local population generated by the Welborne proposals acting alone and in combination with other schemes to increase recreational pressures on their intertidal habitats. In the absence of being able to consider the SANG at this stage of assessment, and with regard only to the potential impact of recreational pressures, proposals are considered likely to have a significant effect both alone and in combination with other projects on the:

- Solent and Southampton Water Special Protection Area (SSW SPA),
- Portsmouth Harbour Special Protection Area (PH SPA)
- associated Ramsar sites

5.4 This conclusion generates a requirement for an appropriate assessment to address the impact of increased recreational pressures deriving from Welborne on the integrity of each of these sites (see Section 6.0).

5.5 Tables 2-4 also show a potential impact pathway for increased nitrogen into the Solent. This conclusion derives from Natural England's advice stating that the assessment of the net nitrogen balance of the Welborne proposals must occur without consideration of the SANG or other green space brought forward as part of the proposals at the likely significant effect stage. A likely significant effect is therefore predicted for all of the identified European nature conservation sites on account of increased nitrogen and Appropriate Assessment is required.

5.8 Tables 1 & 2 also show that whilst a potential impact pathway has been identified for air quality, detailed modeling has shown that increases in traffic will not generate more than 1% of the nitrogen critical load (inclusive of ammonia emissions from traffic) for sensitive habitats and species. Changes in relevant critical levels for these sites have been assessed and no likely significant effects have been identified. Furthermore, the proposals are distant to the Annex 1 habitats & Annex 2 species for which the Solent Maritime SAC is designated, and no likely significant effect is anticipated. Appropriate Assessment is not therefore required.

5.9 On this basis, it is considered that an appropriate assessment is required to consider:

- the potential impact of increased recreational pressures on the waterfowl populations of the SSW SPA, PH SPA and associated Ramsar sites
- the potential impact of increased nitrogen on the features of the SSW SPA, PH SPA, SM SAC & S&DC SPA

5.10 Issues of air quality have been assessed as not likely to be significant alone or in combination and are therefore screened out from further consideration.

6.0 Appropriate assessment

6.1 Section 5 identified the possible pathways likely to have a significant on each of the Solent Natura 2000 sites, either alone or in combination with other projects. In the absence of mitigation, the analysis identified the need for appropriate assessment of the impact of increased recreational pressures on wintering waterfowl and increased nitrogen inputs into the Solent, to establish whether the proposals will have an adverse effect on integrity of the Solent European nature conservation sites, either alone or in combination with other projects.

Impacts of recreation

6.2 The potential impacts of increased levels of recreational activity on wintering waterfowl populations is well-documented with extensive research undertaken during 2009-2013 to assess the impact on wintering birds on the Solent coast. This work was known as the Solent Disturbance Mitigation Project and has reported through the SRMP.

6.3 The SRMP and subsequent SRMS have provided evidence to Natural England and Local Planning Authorities that new housing development within 5.6km of the Solent coastline is likely to have an adverse affect on internationally protected birds both alone, and in combination with other plans and projects. 70% of people visiting the coast for recreational purposes originate from this zone[18], with these visits occurring for a range of reasons - although the majority are for dog-walking, walking, jogging and cycling.

6.4 The SRMP identified the potential of increased recreational pressures to cause additional disturbance to coastal birds that fly from Arctic Siberia to spend the winter on the Solent. These birds need to feed undisturbed if they are to survive the winter and fly back to their summer habitats.

6.5 The impact of increased disturbance on wintering waterfowl populations is difficult to quantify, but can result in increased mortality over the wintering period and during extreme weather events because birds are less able to feed. It can also reduce their condition at the end of the wintering period such that they are less able to fly back to summer breeding grounds, and less able to breed successfully once they arrive. Regardless of mechanism, the overall impact is the same, with all working against the successful maintenance of the breeding population.

Welborne

6.6 The development of Welborne will increase the local population of the Fareham area by an approximate total of 14,400 over the next 25 + years within the 5.6km zone identified by the SRMS. It is therefore reasonable to assume that without mitigation, Welborne residents will travel to the coast

[18] Liley D & Tyldesley D (2013) Solent Disturbance & Mitigation Project Phase III. Towards an Avoidance and Mitigation Strategy. Paragraphs 7.28 – 7.30

for purposes of informal recreation and will contribute both alone and in combination with other consented schemes to increased recreational pressures with the potential to adversely affect the over wintering success of waterfowl populations. This is contrary to the conservation objectives for both the SSW SPA and the PH SPA, which require that the integrity of the habitats on which populations of individual species and/or assemblage of species for which the site has been classified, be maintained.

Mitigation

6.7 The concept of Suitable Alternative Natural Greenspace (SANG) is well established in the Thames Basin, where it is provided to divert recreational pressures from important heathland habitats. Welborne Plan Policy WEL30 recognises that SANG has a similar role to play at Welborne and requires the provision of around 84 hectares of inter-connected accessible semi-natural greenspace to mitigate the impact of Welborne residents travelling to the coast for purposes of informal recreation. SANG acts to draw visitor and recreational pressure of new and/or existing residents away from the coast by providing an alternative, convenient recreational resource. The Welborne Plan is clear that major development sites such as Welborne will substantially avoid or mitigate their potential impacts through the provision of suitable natural green space on or immediately adjoining the site, a conclusion that has been formally tested through Inquiry.

6.8 Section 4.0 sets out a description of the SANG provided to mitigate the impact of Welborne on the Solent coast. The Welborne proposals include for a gross area of 70.4ha of SANG, of which 60.1ha has been identified as effective SANG. The SANG will be provided as part of the development and will be brought forward in a phased manner to ensure that as the site is progressively occupied, it is available at the relevant proportion.

6.9 The Welborne SANG is provided in full accordance with the qualitative standards set out in both the Welborne Plan and the SANG standards published by Natural England in relation to the Thames Basin Heaths SPA. An analysis of the Welborne SANG against these standards is included at Appendix 7.

6.10 The SANG:

- has been designed so as to maximise appeal and accessibility to new residents of Welborne, as well as existing local residents and is interconnected with the wider GI strategy to ensure that residents can access it through a network of green space, regardless of where they live on the Welborne site.
- is of sufficient size to provide a meaningful space for informal recreation, providing a range of dog-walking routes greater than 2.3km and wider interconnected walks of greater than 5km.
- the phasing strategy has been designed to ensure that SANG will be available for occupations at a rate that is at least proportional to the numbers of units on site as a proportion of the total.
- has been designed to respond to Natural England guidance setting out ‘must have’ and ‘desirable’ characteristics of effective SANG
- has been designed to exceed minimum requirements set out in

paragraph 8.24 of the Welborne Plan

- links and contributes to wider recreational opportunities through links to the Meon Way to the north, Fareham town to the south, and to a range of public rights of way.
- will be managed by the Land Trust or another suitable and well recognised land management organisation.
- will be leased to the appointed manager for at least an 80-year (in perpetuity) period.
- will be resourced and secured in perpetuity. The SANG Management Plan sets out the mechanism for funding and management of the SANG and provides a valid and costed delivery plan. This has been agreed with Natural England as fit for purpose and can be secured through the S106.

6.11 The Welborne Plan identifies the need for around 84ha of SANG unless an alternative strategy is agreed with Natural England. The proposals are able to guarantee delivery of 49.8ha of SANG, with a further 20.7ha discounted by 50% to allow for the motorway noise to which Fareham Common and part of the Welborne Mile will be subject. Overall therefore, the Welborne proposals include for 60.1ha of effective SANG, providing a well recognised means of diverting recreational pressures from sensitive habitats and species. Note that the consented access track across the southern toe of the Welborne Mile SANG is not considered to affect the function of this part of the SANG and the calculations to establish effective SANG remain unchanged. The access track will be used by individual vehicles on an occasional basis. Users will be able to walk along the track as a route through this part of the SANG and will simply step aside in the event that a vehicle seeks to pass.

6.12 The effectiveness of the SANG relies on ease of access and its convenience to the user, both of which have been key considerations in the development of the green networks and infrastructure strategy that support SANG function. Furthermore, the appointment of the Land Trust or other suitable land management organisation to manage the SANG in perpetuity, an experienced and appropriate land management organisation, will ensure that the SANG is managed and well maintained, thereby remaining an attractive recreational opportunity for local users. On this basis, it can be concluded that whilst the proposals do not include for SANG at the rate specified in the Welborne Plan, the SANG that can be provided will be effective in diverting recreational pressure from the coast.

An agreed alternative strategy

6.13 The Welborne Plan allows for flexibility for mitigation package if it is not possible to deliver around 84ha of SANG, so long as the package is agreed with Natural England. A mitigation package has been negotiated with Natural England that allows for an increased partial payment to the SRMS as well as the provision of SANG to provide a bespoke solution[19].

6.14 The SRMS enables a housebuilder to make a monetary 'developer

[19] Agreed minutes of meeting between Buckland Development Ltd, Natural England & Fareham Borough Council. 5th November 2018

contribution' for the strategic mitigation of recreational pressures that would otherwise occur over a wide area, instead of needing to provide bespoke mitigation themselves[20]. The effect of this is to allow developers to address impacts of proposals alone and in combination with other plans and projects through a payment that has been ratified as 'fit for purpose' by all key nature conservation stakeholders (both statutory and non statutory).

6.15 The Welborne Plan requires the Welborne proposals to come forward with around 84ha of SANG with a part payment to Bird Aware, recognising that:

- this extent of SANG does not meet the 8ha per 1000 new population promoted by the Thames Basin Heaths as a mitigation standard; and,
- in combination impacts are also relevant.

6.16 The proposals have come forward with 60.1ha of effective SANG, recognising the risk that new residents may not use areas affected by the noise of the motorway to the extent that they use quieter areas. Natural England has agreed that it is appropriate to extend the principle set out in the Welborne Plan of a part payment to Bird Aware to address the discrepancy between the area of effective SANG provision and the 84ha envisaged in policy. It is agreed that this will be achieved through increasing the proportional payment to Bird Aware, recognising that a reduced area of effective SANG is less able to absorb recreational users on site. A greater contribution to strategic mitigation measures provided through Bird Aware is therefore relevant.

Contribution to Bird Aware

6.17 A contribution agreed with Natural England will be made to Bird Aware on a phased basis to facilitate management of visitor access to the Solent coast. The contribution has been calculated to reflect the requirements of the Welborne Plan and the reduced capacity of Fareham Common and the Welborne Mile to act as SANG by virtue of their proximity to the motorway. This is consistent with the Welborne Plan that allows for a bespoke solution where it can be agreed with the local planning authority and Natural England that it will fully mitigate the recreational impact of the development.

6.18 Box 1 sets out the basis on which the contribution has been calculated and agreed with Natural England.

Box 1: Basis of calculation for contributions to Bird Aware

Welborne Plan Policy WEL30 identifies a requirement for the provision of SANG at a rate of 70% of the Thames Basin Heaths standard. This equates to 5.6ha of SANG for 1000 head of population. On this basis, the Welborne Plan identifies the need for around 84ha of SANG.

Policy WEL30 allows for variation in the mitigation package in the event that the full 84ha of SANG provision cannot be achieved, stating that: '*Unless an alternative strategy is agreed by the Council and Natural*

[20] Para 1.18 of the Solent Recreation Mitigation Strategy.

England, (which might require more or less green infrastructure) in order to avoid or mitigate potential impacts on the internationally protected sites on the Solent, it is expected that around 84 hectares of suitable alternative natural green space (SANGS) shall be provided either on or immediately adjoining the site'.

WEL30 also states that '*A financial contribution shall also be required towards implementing the Solent Recreation and Mitigation Strategy* [now Bird Aware]. *This shall provide for the mitigation of the potential impacts on the internationally protected sites along the Solent coastline that cannot be achieved solely through the delivery of on and off-site green infrastructure at Welborne'*.

Natural England has agreed that the contribution to Bird Aware should recognise the overall shortfall of SANG from the Thames Basin Heaths standard provision.

Welborne SANG: 60.1ha, providing for 14,796 new residents.
This equates to 4.06ha of SANG per 1000 people, which is 50.8% of the Thames Basin Heaths standard of 8ha per 1000 people

Contribution to Bird Aware to provide a complete mitigation package:

- 100% - 50.8% = **49.2%**

Contributions will be calculated for each individual Reserved Matter Application (RMA). The contribution will reflect the sliding scale of the Bird Aware tariff below, applied at 49.2% to the mix relevant to the RMA.

6.19 A contribution of 49.2% of the full Bird Aware tariff will be made alongside each Reserved Matter Application (RMA) that comes forward as part of each phase. Each contribution will be calculated at 49.2% of the number of units and housing mix relevant to the specific RMA and the sliding scale of the Bird Aware tariff. This approach has been agreed with Natural England and is consistent with the principle that requires each unit to be delivered in conjunction with sufficient SANG and sufficient contribution to ensure that it is fully mitigated. Taken together with the provision of 60.1ha of effective SANG, this payment will therefore ensure that the proposals include for sufficient local and strategic mitigation to prevent the Welborne proposals adversely affecting the integrity of the SSW SPA, PH SPA & associated Ramsar sites both alone and in combination with other plans and projects.

Impacts of increased nitrogen

6.20 Natural England has developed a model for the Solent sites that calculates the nitrogen balance relevant to development proposals[21]. Natural England has advised Local Planning Authorities to use this model when undertaking appropriate assessments of residential proposals likely to have significant effects on European nature conservation sites, in line with the requirements of the Habitats Regulations. Natural England has advised that the appropriate

[21] Advice on achieving nutrient neutrality for new development in the Solent region. Version 5. June 2020. Natural England.

assessment should consider all land uses proposed as part of the application in calculating the nitrogen budget and that this should include SANG as well as formal and informal green space integral to the masterplan. Natural England considers these land uses as mitigation in this context. The Partnership for Urban South Hampshire have published a nitrogen budget calculator on their website. This has been used to undertake the nitrogen budget calculations.

6.21 Waste water from Welborne could flow to either Peel Common or the Albion Water Waste Water Treatment Works (WWTW). The Albion Water WWTW currently serves Knowle Village and would require upgrading to serve Welborne.

6.22 Peel Common WWTW has already been upgraded to achieve a level of 9mg/l (total nitrogen of treated water) following a Habitat Directive Review of Consents in 2015. At the present time it is assumed all waste water from Welborne will be treated at Peel Common.

Method

6.23 The calculations within the model draw on information contained in chapters 3 and 9 of the submitted ES and GI plans, which show areas of different land use and proposed habitat types. It should be noted that the Phase 1 habitat survey was updated in May 2018, and checked again in August 2020, and the most recent land uses have been used in the calculations. In line with Natural England guidance, only occupants of housing, care home and the proposed hotel are included in the assessment. The inclusion of occupants of other land uses such as the schools and businesses is likely to result in double counting by including people resident off-site within the catchment, or capturing residents who live and work on site.

6.24 The following assumptions are used for calculations to establish the amount of land required to off-set nitrogen produced by development (see Box 2):

- Natural England and the Environment Agency have agreed to use 90% of the consent value for the neutrality calculations
- Peel Common WwTW consented discharge level is 9mg/l
- A 2mg/l reduction is made to the post-treatment level of nitrogen to allow for background levels in treated waste water.
- 2.4 occupants per house and flats (in line with Natural England guidance).
- Maximum hotel occupancy of 45 people
- Note that the number of units used in the nitrogen calculator is higher than the number specified in the application. This is to allow the additional hotel occupants to be factored into the calculations (45 additional people equates to 19 additional units at 2.4 people per unit)
- Water use of 110 litres per day per person (in line with Natural England guidance and building regulations part (g)[22]).
- Post development land use changes (loss of woodland, scrub, hedgerows, grassland and other habitats) assumed to have post-

[22] Building Regulations Part G 2010 (as amended) provision 36. (2) (b) states that where planning policy specifies that 110lppd must be achieved, water efficiency measures to achieve this are a requirement of Building Regulations for new dwellings. This is the case in this development, due to the requirements of Welborne Plan Policy WEL37, which sets a target of 105lppd.

development leaching rate of 14.3kg/N/ha/yr (urban land)

- All existing land uses have been included in the baseline calculations. This assumes a leaching rate of 5kg/N/ha/yr for the following habitats: hedgerows, ditches, scrub, ruderal, quarry and standing water. Woodland and grassland (semi-improved and neutral) habitats are assumed to have baseline values of 5kg/N/ha/yr and 13kg/N/ha/yr respectively. Developed land, bare ground, hard standing, amenity grassland and gardens are assumed to have a leaching rate of 14.3kg/N/ha/yr (urban land)
- Post development leaching rate of 5kg/N/ha/yr for SANG/SNG/informal open space
- Post development leaching rate of 26.9kg/N/ha/yr for allotments

6.25 The analysis that follows reviews two nitrogen calculations:

- Box 2 generates a nitrogen budget using the assumptions and population estimate generated by Natural Englands nitrogen calculator. This assumes 6000 residential units plus additional residency relevant to the hotel.
- Box 3 uses the population referred to within the Environmental Statement (a larger figure) to stress test the conclusions derived in Box 2. This was undertaken as the population referred to in the ES is larger than the total population figure derived from using the recommended occupancy rates in the Natural England calculator. The output of Box 3 is more conservative as the calculation assumes a larger population figure meaning that the nitrogen budget is more precautionary.

Results of nitrogen balance calculations

6.26 Box 2, below, sets out an assessment of the nitrogen budget of the Welborne proposals based on the population figure derived from using the occupancy rates from Natural Englands calculator.

Box 2: Welborne nitrogen calculation using Natural England calculator

Stage 1	**Calculate total Nitrogen in kg per year derived from the development that would exit the Wastewater Treatment Works (WwTW) into Solent catchments after treatment**		
Step 1	**Calculate additional population**		
	Enter the number of units proposed		6019
	Net population increase per housing unit		2.40
	Total net population increase generated by the development		14,445.60
Step 2	**Calculate wastewater volume generated by the development**		
	Water use in litres per person per day		110
	Total wastewater volume generated by the development (litres per day)		1,589,016
Step 3	**Confirm receiving WwTW and permit limit**		
	Select the wastewater treatment works the development will connect to		Peel Common
	Wastewater treatment works' permit limit (mg per litre)		9.0
	Wastewater treatment works' discharge level (mg per litre)		8.1
Step 4	**Calculate total nitrogen in kg per year discharged by the WwTW**		
	Deduct acceptable Nitrogen loading in wastewater (mg per litre)		6.1
	Total Nitrogen discharged by WwTW (mg per day)		9,692,997.6
	Total Nitrogen discharged by WwTW (kg per day)		9.6930
	Total Nitrogen discharged by WwTW (kg per year)		3,537.9

Stage 2 Calculate existing (pre-development) nitrogen from current land use of the development site

Step 1 Total area of development site

Enter the total area of the development site (hectares)	376.90

Step 2 Identify current land uses of the development site

Enter area currently used for urban development (hectares)	27.15
Enter area currently used for open space / greenfield (hectares)	26.18
Enter area currently used for woodland (hectares)	20.48
Enter area currently used for community food growing / catchment average (hectares)	0.00
Enter area currently used for cereals (hectares)	281.10
Enter area currently used for dairy (hectares)	0.00
Enter area currently used for general cropping (hectares)	0.00
Enter area currently used for horticulture (hectares)	0.00
Enter area currently used for pig farming (hectares)	0.00
Enter area currently used for lowland grazing (hectares)	21.94
Enter area currently used for mixed farming (hectares)	0.00
Enter area currently used for poultry farming (hectares)	0.00
Check to help ensure that sum total of land uses in Step 2 equals site area in Step 1	376.9

Step 3 Calculate nitrogen load from current land usage

Total Nitrogen load from current land usage (kg per year)	9,677.1

Stage 3 Calculate nitrogen load for the non-built land uses proposed for the development site

Step 1 Identify proposed land uses of the development site

Enter the total urban area to be created (hectares)	316.30
Enter the total designated open space / SANG area to be created (hectares)	58.50
Enter the total nature reserve area to be created (hectares)	0.00
Enter the total woodland area to be created (hectares)	0.00
Enter the total community orchard area to be created (hectares)	0.00
Enter the total community food growing / allotment area to be created (hectares)	2.10
Check to help ensure that sum total of proposed land uses equals site area in Stage 2	376.90

Step 2 Calculate total Nitrogen load from proposed land uses

Total Nitrogen load from future land uses (kg per year)	4,872.08

Stage 4 Calculate the net change in Nitrogen load from the proposed development

Step 1 Identify Nitrogen load from wastewater (Stage 1)

Nitrogen leaving wastewater treatment works (kg per year)	3,537.94

Step 2 Calculate net change in Nitrogen load from land use changes

Total Nitrogen load from future land use (kg per year)	-4,805.01

Step 3 Calculate total Nitrogen budget for the development site

Nitrogen budget for the site (kg per year)	-1,267.06

Step 4 Calculate precautionary buffer if Nitrogen budget exceeds zero

Precautionary Nitrogen buffer (kg per year)	0.00

Total Nitrogen budget for the proposed development (kg per year)	**-1267.1**

Development will be Nitrogen neutral - no mitigation will be required

6.27 This calculation shows that the Welborne proposals are better than nitrogen neutral, and will result in an overall decrease in the nitrogen inputs into the Solent when compared to the current baseline. This conclusion is based on the most up to date guidance from Natural England.

6.28 The conclusion has been subject to a stress test through use of the population figure of 14796 (plus 45 hotel guests), the population figure used within the

Environmental Statement for purposes of assessing the environmental impact of Welborne. This increases the assumed population from 14445 generated by the working assumptions in the Natural England model. The higher population figure results in an additional 97kg/N/yr generated by the development (see Box 3), but the model demonstrates that even with the larger population estimate, the overall conclusion is the same i.e. Welborne will result in a substantial reduction in nitrogen entering the European sites along the Solent. This will result in an improvement from the current baseline.

6.29 As with the calculations for Box 2 the number of units used in the nitrogen calculator below is higher than the number specified in the application. Again, this is to allow the additional population and hotel occupants to be factored into the calculations (441 additional people equates to 184 additional units at 2.4 people per unit)

6.30 Box 3, below and on the following page, sets out the relevant calculations.

Box 3: Welborne nitrogen calculation using Natural England calculator adjusted to allow for the population figure used in the Environmental Statement

Stage 1 **Calculate total Nitrogen in kg per year derived from the development that would exit the Wastewater Treatment Works (WwTW) into Solent catchments after treatment**

Step 1 **Calculate additional population**

Enter the number of units proposed	6184
Net population increase per housing unit	2.40
Total net population increase generated by the development	14,841.60

Step 2 **Calculate wastewater volume generated by the development**

Water use in litres per person per day	110
Total wastewater volume generated by the development (litres per day)	1,632,576

Step 3 **Confirm receiving WwTW and permit limit**

Select the wastewater treatment works the development will connect to	Peel Common
Wastewater treatment works' permit limit (mg per litre)	9.0
Wastewater treatment works' discharge level (mg per litre)	8.1

Step 4 **Calculate total nitrogen in kg per year discharged by the WwTW**

Deduct acceptable Nitrogen loading in wastewater (mg per litre)	6.1
Total Nitrogen discharged by WwTW (mg per day)	9,958,713.6
Total Nitrogen discharged by WwTW (kg per day)	9.9587
Total Nitrogen discharged by WwTW (kg per year)	3,634.9

Stage 2 Calculate existing (pre-development) nitrogen from current land use of the development site

Step 1 Total area of development site

Enter the total area of the development site (hectares)	376.90

Step 2 Identify current land uses of the development site

Enter area currently used for urban development (hectares)	27.15
Enter area currently used for open space / greenfield (hectares)	26.18
Enter area currently used for woodland (hectares)	20.48
Enter area currently used for community food growing / catchment average (hectares)	0.00
Enter area currently used for cereals (hectares)	281.10
Enter area currently used for dairy (hectares)	0.00
Enter area currently used for general cropping (hectares)	0.00
Enter area currently used for horticulture (hectares)	0.00
Enter area currently used for pig farming (hectares)	0.00
Enter area currently used for lowland grazing (hectares)	21.94
Enter area currently used for mixed farming (hectares)	0.00
Enter area currently used for poultry farming (hectares)	0.00
Check to help ensure that sum total of land uses in Step 2 equals site area in Step 1	376.9

Step 3 Calculate nitrogen load from current land usage

Total Nitrogen load from current land usage (kg per year)	9,677.1

Stage 3 Calculate nitrogen load for the non-built land uses proposed for the development site

Step 1 Identify proposed land uses of the development site

Enter the total urban area to be created (hectares)	316.30
Enter the total designated open space / SANG area to be created (hectares)	58.50
Enter the total nature reserve area to be created (hectares)	0.00
Enter the total woodland area to be created (hectares)	0.00
Enter the total community orchard area to be created (hectares)	0.00
Enter the total community food growing / allotment area to be created (hectares)	2.10
Check to help ensure that sum total of proposed land uses equals site area in Stage 2	376.90

Step 2 Calculate total Nitrogen load from proposed land uses

Total Nitrogen load from future land uses (kg per year)	4,872.08

Stage 4 Calculate the net change in Nitrogen load from the proposed development

Step 1 Identify Nitrogen load from wastewater (Stage 1)

Nitrogen leaving wastewater treatment works (kg per year)	3,634.93

Step 2 Calculate net change in Nitrogen load from land use changes

Total Nitrogen load from future land use (kg per year)	-4,805.01

Step 3 Calculate total Nitrogen budget for the development site

Nitrogen budget for the site (kg per year)	-1,170.07

Step 4 Calculate precautionary buffer if Nitrogen budget exceeds zero

Precautionary Nitrogen buffer (kg per year)	0.00

Total Nitrogen budget for the proposed development (kg per year)	**-1170.1**

Development will be Nitrogen neutral - no mitigation will be required

Analysis

6.31 The modelling work using the latest Solent methodology shows that the Welborne development will result in a reduction in nitrogen entering the European sites along the Solent. This conclusion also holds for the larger population estimate on which the Environmental Impact Assessment is based. The pre-construction rates of nitrogen leaching do not account for

the woodland, scrub, hedgerow, grassland and other habitats lost. These areas have been included in the post-development calculations where an urban leaching rate has been used and is precautionary. If the pre-construction leaching rates for these habitats were included in the calculations they would only increase the level of baseline nitrogen leaching and result in a larger reduction in nitrogen entering the Solent European sites post development. The overall conclusion would therefore show an even greater level of benefit.

6.32 On this basis, it is concluded that the Welborne proposal will not increase nitrogen levels in Solent waters and cannot therefore adversely affect the interest features for which the SSW SPA, PH SPA, SM SAC & S&DC SPA are classified. Alone therefore, the scheme will not implicate or compromise the conservation objectives of the European nature conservation sites of the Solent and will not adversely affect their integrity. From this it follows that if the Welborne proposals do not adversely affect the integrity of the European sites as an individual project, they cannot act in combination with others. Further in combination assessment is not therefore required.

6.33 Under the scenario assessed, all waste water from Welborne will be treated at Peel Common. The proposed develop will achieve better than nitrogen neutrality without the need for additional mitigation measures.

6.34 There remains a possibility that the WWTW at Knowle could be upgraded to treat waste water from Welborne. Due to the present uncertainty about this option it has not been assessed. Any changes to the assumptions regarding treatment of waste water used in this paper will require reconsultation with Natural England and will be controlled through a planning condition.

7.0 Conclusion

7.1 Having concluded that the application is likely to have a significant effect in the absence of avoidance and mitigation measures on the SSW SPA & PH SPA, SM SAC & S&DC SPA this document sets out a Shadow Appropriate Assessment of the Welborne proposals, in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

7.2 This shadow appropriate assessment has concluded that the likely significant effects arising from the proposal are consistent with, and inclusive of the impacts detailed in all relevant policy documents and that the proposal is compliant with the necessary measures to prevent adverse impacts on site integrity detailed within the:

- Welborne Plan
- Solent Recreational Mitigation Strategy
- Advice on achieving nutrient neutrality for new development in the Solent region, and
- as agreed with Natural England.

7.3 These documents and mitigation measures are supported by an extensive and well-tested evidence base, which has been scrutinised at various levels through planning inquiry, public consultation and is supported by the HRA prepared for the Welborne Plan[23]. All necessary mitigation measures can be secured through the S106 and condition.

7.4 This shadow appropriate assessment is also relevant to consideration of the impact of the proposals on the corresponding Ramsar sites and potential Special Protection Areas as a matter of Government policy, as set out in the NPPF 2019[24].

7.5 On this basis, it is concluded that the Welborne proposals will not have an adverse effect on the integrity of the designated sites identified above, either alone or in combination with other plans and projects.

7.6 As Competent Authority, FBC must undertake it's own independent appropriate assessment. It may adopt this document as the Council's own following professional and independent scrutiny to confirm the findings of this analysis herein presented.

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

[24] Ministry of Housing, Communities and Local Government, 2019. National Planning Policy Framework.

Appendix 1
Relationship of Welborne proposals to International nature conservation sites

Solent & Southampton Water (Ramsar Site & SPA)

Solent Maritime (SAC)

Solent & Southampton Water (Ramsar Site & SPA)

Solent Maritime (SAC)

Portsmouth Harbour (Ramsar Site & SPA)

Hillpound
Glebe
Waltham Chase
Hambledon
Boorley Green
Curbridge
Shirrell Heath
Mislingford
Soberton Heath
Kingsmead
Woodend
Shedfield
Newtown
Hoe Gate
Anthill Common
Botley
Wickham
Worlds End
Hipley
Hundred Acres
Mellishes Bottom
Wickham Common
North Boarhunt
Tapnage
Burridge
Whiteley
Crocker Hill
Knowle
Southwick
Park Gate
Funtley
Boarhunt
North Fareham
Segensworth
Locks Heath
Hill Park
Wallington
Ports Down
Heathfield
Titchfield Common
Catisfield
Fareham
Downend
Paulsgrove
Fleetend
Titchfield
Portchester
Newtown
Abshot
Hook
West End
Little Posbrook
Fleetlands
Meon
Woodcot
Bedenham
Stubbington
Bridgemary
Peel Common
Tipner
Hill Head
Elson
Gosport
Kilometres

Filepath: S:\Guildford\Projects\OBUC101 Welborne 2016\Reports\Mapping\Working\ES Chapter\October 2018 Update\OBUC101_Fig9_1a_InternationalDesignatedSites_DB_291018.mxd

thomson ecology

www.thomsonecology.com
enquiries@thomsonecology.com

Legend

- Ramsar Site
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- 5km Desk Study Search Area
- Site Boundary
- Land in control of applicant but not included in the planning application
- Existing woodland and footpath to be retained

DRAFT

Site Grid Reference: 457,149 108,833

Drawing Ref	OBUC101/22402/3
Scale at A3	1:50,000
Drawn: DB	Checked: TP
Date: 29/10/2018	Date: 29/10/2018
Client	Buckland Development Ltd
Figure Number	9.1a
Figure Title	Designated Sites within 5km of International Importance

Point_Letter	Lat	Long	Point_Letter	Lat	Long	Point_Letter	Lat	Long	Point_Letter	Lat	Long	Point_Letter	Lat	Long	Point_Letter	Lat	Long	Point_Letter	Lat	Long	Point_Letter	Lat	Long
A	50° 37.329' N	2° 12.500' W	K	50° 44.163' N	1° 31.448' W	U	50° 47.034' N	1° 22.565' W	AE	50° 46.596' N	0° 54.627' W	AO	50° 40.410' N	1° 5.495' W	AY	50° 45.080' N	1° 20.690' W	BI	50° 40.617' N	1° 46.828' W			
B	50° 39.206' N	1° 57.181' W	L	50° 44.526' N	1° 30.981' W	V	50° 49.343' N	1° 18.995' W	AF	50° 44.576' N	0° 49.447' W	AP	50° 40.408' N	1° 5.411' W	AZ	50° 43.589' N	1° 25.724' W	BJ	50° 33.667' N	1° 55.167' W			
C	50° 39.205' N	1° 57.158' W	M	50° 44.669' N	1° 30.568' W	W	50° 49.387' N	1° 19.025' W	AG	50° 44.562' N	0° 49.468' W	AQ	50° 40.747' N	1° 4.144' W	BA	50° 43.568' N	1° 25.710' W	BK	50° 33.667' N	2° 3.500' W			
D	50° 39.424' N	1° 57.110' W	N	50° 44.702' N	1° 30.391' W	X	50° 47.244' N	1° 1.826' W	AH	50° 44.523' N	0° 49.390' W	AR	50° 40.750' N	1° 4.052' W	BB	50° 42.284' N	1° 30.194' W	BL	50° 35.333' N	2° 7.500' W			
E	50° 39.426' N	1° 57.121' W	O	50° 44.710' N	1° 30.180' W	Y	50° 47.216' N	1° 1.846' W	AI	50° 44.535' N	0° 49.372' W	AS	50° 40.748' N	1° 4.040' W	BC	50° 42.278' N	1° 30.197' W	BM	50° 37.000' N	2° 12.500' W			
F	50° 40.820' N	1° 56.990' W	P	50° 44.920' N	1° 29.806' W	Z	50° 47.243' N	1° 1.367' W	AJ	50° 47.463' N	0° 36.229' W	AT	50° 42.069' N	1° 5.610' W	BD	50° 42.269' N	1° 30.244' W						
G	50° 40.979' N	1° 56.915' W	Q	50° 44.952' N	1° 29.614' W	AA	50° 46.603' N	0° 56.572' W	AK	50° 41.333' N	0° 46.667' W	AU	50° 42.082' N	1° 5.624' W	BE	50° 42.383' N	1° 30.597' W						
H	50° 43.124' N	1° 34.973' W	R	50° 45.218' N	1° 28.975' W	AB	50° 46.267' N	0° 56.562' W	AL	50° 41.333' N	1° 1.000' W	AV	50° 44.964' N	1° 14.655' W	BF	50° 42.375' N	1° 30.599' W						
I	50° 43.117' N	1° 34.982' W	S	50° 45.219' N	1° 28.738' W	AC	50° 46.303' N	0° 54.684' W	AM	50° 39.667' N	1° 3.667' W	AW	50° 44.932' N	1° 14.720' W	BG	50° 35.234' N	1° 18.939' W						
J	50° 44.026' N	1° 31.758' W	T	50° 46.932' N	1° 22.416' W	AD	50° 46.474' N	0° 54.400' W	AN	50° 39.014' N	1° 9.544' W	AX	50° 45.071' N	1° 20.668' W	BH	50° 36.833' N	1° 37.167' W						

Lat / Long coordinates based on
GCS_WGS_1984
WKID: 4326 Authority: EPSG
Transformation:
OSGB_1936_to_WGS_1984_Petroleum

Potential Marine Special Protection Area

Solent and Dorset Coast

Boundary Map

Map 1 of 1

Note:
The boundary shown is derived from large scale Ordnance Survey MasterMap. The landward extent follows OS MasterMap Mean High Water or Mean Low Water, except between the indicated points, is liable to change and may not match the background detail on this map. Definitive larger scale maps are available on request.

Potential Marine Special Protection Area
89078.26 Hectares

Boundary Coordinates

12NM Territorial Sea Limit

0 3.25 6.5 13 Km
0 1.75 3.5 7 NM

NATURAL ENGLAND

Scale 1:300,000 at A3

Grid North

EU Site Code: UK999999	Area of MarineSPA: 89078.26 Ha 890.78 sq Km
Site Version: 20160623	
Latitude: 50° 44' 14" N	Grid Ref:: SZ702935
Longitude: 1° 0' 23" W	Theme ID: 999999
Coordinate System: British National Grid	Map Version: 3.0
Projection: Transverse Mercator	Plotted: 24/06/2016

Appendix 2
Agreed paper with Natural England:
Dashwood - planning mechanisms to ensure delivery

HOLBURY
CONSULTANCY SERVICE

Project Note

Project:	Welborne	**Date**:	19th July 2019
Subject:	Dashwood: **Update**	**Author**:	Nicola French

1.0 Background

1.1. This briefing note has been prepared to provide information for Fareham Borough Council's assessment of the Welborne proposals under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations). It addresses the issue of how best to secure Dashwood as part of the Welborne SANG provision given that it lies within the administration of Winchester City Council (WCC) rather than Fareham Borough Council (FBC).

1.2. Natural England's response to the Welborne planning application dated 26 May 2017 specifically comments on Dashwood, as follows:

> *The Welborne Suitable Accessible Natural Greenspace Management Plan (February 2017) is based on the provision of three SANGs - Dashwood, Fareham Common and Welborne Mile, totalling 78.5 ha. The Dashwood SANG is located in Winchester City Council and it is proposed to come forward as a separate planning application. Natural England advises that without prior planning approval and an associated legal agreement, there is currently no security that this land can be provided as a SANG in perpetuity. Natural England will therefore need details of how the delivery of the Dashwood SANG will be secured.*

1.3. This note sets out Buckland's response to this point and the negotiations with Natural England, FBC & WCC that have taken place since its receipt.

Dashwood planning application

1.4. In response to Natural England's point of objection, and in line with the previously agreed planning strategy, Buckland submitted a planning application to WCC in early June 2017 for:

> *'development to facilitate enhanced public access to Dashwood including the creation of a suitable footpath to allow all weather access, with ancillary wayfinding and interpretation methods including signage, public benches, refuse bins and dog waste bins'*

1.5. The objective of the application was to ensure that at the point of determination of the Welborne OPA, FBC planning committee has the necessary certainty that SANG infrastructure required within Dashwood, is deliverable and can be secured as part of the overall SANG package.

1.6. Following the submission of further information to WCC, this application has now been consented. The additional information established the formal relationship of the Dashwood application to the Welborne OPA and ensured that the two applications properly interfaced and supported each other. They concluded that:

- Habitats Regulations Assessment under the Conservation of Habitats & Species Regulations 2017 is not required for the Dashwood application.
- The arrangements to ensure that Dashwood is managed as SANG in perpetuity will be secured by Fareham BC through the Welborne S106 and legal agreements with the Land Trust. These arrangements are not relevant to the application for works to enhance public access to Dashwood.
- To ensure step-in-rights, either:
  - WCC will be a signatory to the Welborne S106, ensuring that the Council has the necessary step-in rights to enforce against the requirements of the Management Plan included as part of the supporting material for the Dashwood application. This sets out the long-term management objectives for the woodland to maintain and improve ecological value alongside increased levels of public access; or,
  - WCC will sign an Inter Authority Agreement with Fareham Borough Council. This will allow FBC, as lead authority, to step-in on WCC's behalf, should the need to exercise step-in rights ever arise.

1.7. In addition, negotiations with WCC Ecologist identified opportunity for off-site compensation for the loss of woodland within Dashwood to the proposed footpath. This lies within the OPA for Welborne and will involve new habitat creation and the in-perpetuity conservation management of woodland that is separate from and does not form part of the SANG proposals to secure biodiversity gain. Measures will be secured through two mechanisms:

- conditions to the planning consent granted for the planning application to WCC for infrastructure works (Ref: 17/01607/FUL)
- inclusion of WCC as signatory to the Welborne S106, to which the works relate.

1.8. The decision notice for the Dashwood Planning Application is included as an appendix to this note.

Summary

1.9. Since receipt of Natural England's objection to the Welborne OPA, including the requirement to secure the necessary consents within Dashwood, Buckland has worked with WCC, FBC and Natural England to:

- submit an application to WCC for the necessary consents for works in Dashwood
- establish the relationship between the Dashwood application and the Welborne OPA
- worked with both Council's and Natural England to resolve issues arising

- secured the necessary planning consent as per the appendix to this document.

1.10. On the basis of this work, Welborne can properly rely on the inclusion of Dashwood within the overall SANG package for provision in perpetuity.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Grant of Planning Permission

Planning Application Reference: **17/01607/FUL**

Decision Date:- 29.04.2019

Winchester City Council **GRANTS** planning permission for **(ADDITIONAL INFORMATION 31:01:19 ecological impact and clarification on present occupier of site) Development to facilitate enhanced public access to Dashwood including the creation of a suitable footpath to allow all weather access, with ancillary wayfinding and interpretation methods including signage, public benches, refuse bins and dog waste bins** at **Street Record, Mayles Lane, Knowle, Hampshire, ,** subject to the following conditions:

1 Time Limit
The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason: To comply with the provisions of section 91(1) of the Town and Country Planning Act 1990 (as amended).

2 Approved Plans
The development herby permitted shall not be carried out except in complete accordance with the following AECOM approved plans including any details therein, unless specifically covered by another conditions:

- Drawing number LOC-001 revision 1 entitled Location Plan dated 21 April 2017,
- Drawing number SANG-003-FUL revision 11 entitled Masterplan dated 19 November 2018,
- Drawing number SANG-003.2 revision 5 entitled No dig Footpath Proposal dated 1 August 2018,
- Drawing number SANG-003.3 revision 6 entitled Proposed Footpath dated 19 November 2018,
- Drawing number SANG-003.4 revision 3 entitled Dashwood Detailed Layout 1 of 6 dated 12 November 2018,
- Drawing number SANG-003.5 revision 4 entitled Dashwood Detailed Layout 2 of 6 dated 12 November 2018,
- Drawing number SANG-003.6 revision 3 entitled Dashwood Detailed Layout 3 of 6 dated 12 November 2018,

- Drawing number SANG-003.7 revision 3 entitled Dashwood Detailed Layout 4 of 6 dated 12 November 2018

Reason: For the avoidance of doubt.

3 Construction Method Statement
Before the development hereby permitted is first commenced, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority. This CMS shall cover the areas identified in paragraph 4.8 of the Dashwood Package of additional information to support application 17/01607/FUL dated December 2018, a timetable for when the work is undertaken and also detail of how the woodland will be accessed and materials moved to the construction locations as well as detailing how the work will be undertaken to minimise the potential impact on the biodiversity of the woodland. The work shall then be undertaken in accordance with the approved details.

Reason: To protect the biodiversity of the woodland during the implementation stage.

4 Restriction on Use Allowed Under the Permitted Development Order
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) (or any Order revoking, re-enacting or modifying that Order) no temporary changes of use as allowed under Class B of Part 4 Schedule 2 shall take place within the red lined application site as defined on Drawing number LOC-001 revision 1 entitled Location Plan dated 21 April 2017.

Reason: To ensure that the biodiversity of the woodland is not compromised.

5 Use of Native Species
Any plants used shall be sourced from indigenous stock.

Reason: To maintain and enhance the biodiversity of the woodland.

6 Maintenance of New Planting
If within a period of 5 years from the date of planting of any tree or shrub, that plant, or any replacement for it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the local planning authority seriously damaged or defective, another plant of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure that the character and appearance of the surrounding area is maintained.

7 Implementation of Approved Work and Mitigation
The implementation of the development hereby permitted shall be carried out in accordance with the following:

- The footpath hereby permitted shall be constructed in accordance with the approved drawings and with the Path Construction Method as set out in paragraphs 3.6 to 3.10 inclusive within the document entitled Dashwood

Package of additional information to support application 17/01607/FUL dated December 2018,

- The Site Furniture shall be installed in accordance with the derails as set out in paragraph 3.11 to 3.14 inclusive within the document entitled Dashwood Package of additional information to support application 17/01607/FUL dated December 2018,
- The measures as set out in Section 4 Mitigation of Impacts and Table 1 Ecological mitigation & enhancement measures within the document entitled Dashwood Package of additional information to support application 17/01607/FUL dated December 2018 shall be implemented in accordance with a timetable to be submitted to and approved in writing by the local planning authority before any of the development hereby permitted is first commenced.

Reason: To ensure that the woodland is protected.

8 Woodland Management Plan
Before the development hereby permitted is first commenced, a Woodland Management Plan shall be submitted to and approved in writing by the local planning authority. This plan shall use as a basis the issues identified in paragraph 4.9 of the document entitled Dashwood Package of additional information to support application 17/01607/FUL dated December 2018 and set out the measures for the management and maintenance of the footpath, site furniture (including the empting of the bins), planting, the measures to manage access into the woodland and the timetable for the implementation of these measures. Once implemented, the development shall be undertaken in accordance with the approved Plan.

Reason: To maintain the biodiversity of the woodland.

Julie Pinnock BA (Hons) MTP MRTPI
Head of Development Management

Notes To Accompany Planning Decision Notice

General Notes for Your Information:

1 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the site visit and given the opportunity to revise the application and add/clarify any missing details thereby avoiding the need for the submission of details at a later date. The draft conditions have been discussed with the agent/applicant.

2

This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals and of the following national guidance:-

Winchester District Local Plan Part 1 (Joint Core Strategy

- Policy SH1 (Development Strategy for South Hampshire Urban Areas
- Policy SH4 (North Fareham Strategic Development Area)
- Policy MTRA4 (Development in the Countryside)
- Policy CP16 (Biodiversity)
- Policy CP18 (Settlement Gaps)
- Policy CP20 (Heritage and Landscape Character)

Winchester District Local Plan Part 2 (Development Management and Site Allocations)

- Policy DM21 (Contaminated Land)
- Policy DM23 (Rural Character)
- Policy DM24 (Special Trees, Important Hedgerows and Ancient Woodlands)

National Planning Policy Framework

- 8. Promoting Health & Safe Communities
- Open Space & Recreation para 96-101
- 15. Conserving & Enhancing the Natural Environment
- Habitats & Biodiversity
- Ground Conditions & Pollution

Planning Practice Guidance

- Health and Wellbeing
- Land Affected by Contamination
- Natural Environment
- Open Space Sport and Recreational Facilities Public Rights of Way & Open Green Spaces.
- Planning Obligations
- Use of Planning Conditions

Guidance

- Ancient woodland, ancient trees and veteran trees: protecting them from development

3 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs

Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4 European Protected Species Licence pertaining to bats may be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

5 If the proposals include any work to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning. Details can be found here http://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse

Rights of Appeal:

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against any of the conditions applied to this permission under section 78 of the Town and Country Planning Act 1990.

- As this is a decision relating to a Planning Application , any appeal against the conditions must be made within 6 months from the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- Appeals must be made using a form which you can get from the Secretary of State at:

  The Planning Inspectorate (England)
  Temple Quay House
  2 The Square
  Temple Quay
  Bristol
  BS1 6PN

  Or online at:

  https://www.gov.uk/government/organisations/planning-inspectorate

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

Appendix 3
Noise modelling:
60dB contour across Welborne SANG

456000 456200 456400 456600 456800 457000 457200 457400 457600 457800 458000 458200

110800 110600 110400 110200 110000 109800 109600 109400 109200 109000 108800 108600 108400 108200 108000 107800 107600 107400 107200

Webb's Land Farm
Mayles Farm
Mayles Lodge
River Meon
MAYLES LANE
The Glen
Fullimore's Copse
Castle Farm (Kennels and Cattery)
CASTLE FARM LANE
Meadow Farm
Dellfield
Nursery
Bone's Copse
Martin's Copse
Birchfrith Copse
Fieldway
PW
Reservoirs
Bonhams
The Old Barn
Crocker Hill Farm
FOREST LANE
Blakes Copse
Pinks Industrial Park
Carpenters Copse
Sawmill
Heytesbury Farm Cottages
Heytesbury Farm
Crockerhill
Old Vine Cottage
Chalk Pit Cottages
CHALK LANE
Albany Business Centre
Albany Farm
Charity Farm
Dandy Copse
Fiddlers Green
Shaftesbury Copse
Aytesbury Copse
Dash Wood
Ravens Wood
Wickham Knowle Lodge
Long Pond
Ravenswood House (Hospital)
The Oaks
North Park Farm
KNOWLE ROAD
Dean Villas
Totsome Cottages
Dean Villas
Recreation Ground
Funtley
FUNTLEY ROAD
Great Beamond Coppice
Woodleigh Farm
Dean Farm
Dean Farm Cottages
Hollyers Farm
The Lodge
Roche Court (Boundary Oak Prep School)
Park View
North
POOK LANE
Furze Hall
Cemetery
Schools
Fareham Tunnel
HIGH MEAD
RED BARN LANE
FROSTHOLE CLOSE
FROSTHOLE CRESCENT
INVERNESS AVENUE
SOMERVELL DRIVE
SAVILLE GDNS
MALLORY CRESCENT
NORTON DRIVE
WICKHAM ROAD
FURZEHALL AVENUE
WEST DOWNS
CRAWFORD DRIVE
MAYLINGS FARM ROAD
MORSHEAD CRESCENT
TENSINGS
IRVINE CL
BRUCE CL
MEAD WAY
OLD TURNPIKE
School
PW
W
0 400 500 800m

Land in control of applicant but not included in the planning application

Existing woodland and footpath to be retained

GREEN INFRASTRUCTURE PROPOSALS TO BE CONFIRMED THROUGH DETAILED DESIGN

Car Parks for SANGs

INFORMATIVE

SANGs and SNGs fulfill a dual GI function

...<=50
50 < ... <= 55
55 < ... <=60
60 < ... <=65
65 < ... <=70
70 < ...

Appendix 4
Natural England SANG guidelines:
Welborne SANG analysis

APPENDIX 5 – SANG CRITERIA ANALYSIS

SANG criteria	Dashwood	Fareham Common	Welborne Mile
Must have			
For all sites larger than 4ha there must be adequate parking for visitors at a rate of 1 parking space per hectare, unless the site is intended for local use, i.e. within easy walking distance (400m) of the developments linked to it. The amount of car parking space should be determined by the anticipated use of the site and reflect the visitor catchment of both the SANG and the SPA.	Dashwood is 38.1ha. Using the Thames Basin Heaths SANG criteria gives it a catchment of c.5km (based on the 'drawing power' of such a large site), easily encompassing the entire Welborne development which is within 2.3km of Dashwood. Dashwood is within easy walking distance (400m) of 1,434 of the dwellings at the Welborne site. Parking will be provided immediately to the south of the wood equivalent to 1 space per hectare i.e. 38 spaces. Footpath/cyclepath access to the wood will be possible from the entire Welborne site and external areas such as North Fareham and Funtley through a network of green routes across the development.	Fareham Common is 15.2ha. Using the Thames Basin Heaths SANG criteria, this has a catchment of c.4km, easily encompassing the entire Welborne development (which is within 2.3km of Fareham Common) and a significant proportion of North Fareham. Fareham Common will be within easy walking distance (400m) of 1,500 dwellings at Funtley and North Fareham and 231 dwellings at Welborne itself. Parking will be provided for this SANG off Funtley Hill equivalent to 1 space per hectare i.e. 22 spaces.	Welborne Mile is 17.1ha, which using the Thames Basin Heaths SANG criteria gives it a catchment of c.4km, easily encompassing the entire Welborne development. Welborne Mile would be within easy walking distance (400m) of 2,205 of the dwellings at the Welborne site. It forms a strong corridor 2km long and 90m wide stretching from the underpass at Funtley Hill linking to Fareham Common beneath the M27, up to Dashwood. This SANG will share the car parks for Dashwood (at the north) and Fareham Common (at the south). Sufficient additional spaces will be provided in each car park to accommodate Welborne Mile i.e. 19 further spaces in total.
It should be possible to complete a circular walk of 2.3-2.5km around the SANG.	A walk of 2.7km can be achieved (without having to repeat sections) within Dashwood alone. The physical, topographical and visual diversity of the woodland structure make it visually appealing across its extent.	Due to the size of the site it has been possible to accommodate a 2.3km circular walk within this parcel alone, without having to have excessive doubling-back.	Since Welborne Mile is 90m wide (similar to many linear parks used by people with dogs off the lead) and 2km long it will be possible for a circular walk of 3.4km to be completed if so desired, without backtracking on the same footpath. It will also be possible (due to the connectivity between Welborne Mile and the other SANG at Fareham Common and Dashwood) to utilise parts of the SANG at either end along with Welborne Mile to create a longer and very elaborate circular walk of over 7-8km, moving through a wide diversity of different habitats. It would also be possible to connect from Welborne Mile to other recreational walking routes to the west north of Funtley or eastwards from Dashwood to the A32 corridor.
Car parks must be easily and safely accessible by car and should be clearly sign posted.	The new car park will meet these criteria.	The new car park will meet these criteria.	Welborne Mile will be served by two car parks, one at the northern end (which will also serve Dashwood) and one at the southern end (which will also serve Fareham Common)
The accessibility of the site must include access points appropriate for the particular visitor use the SANG is intended to cater for.	The design of the Dashwood access has taken account of this requirement, with defined access points in the south-west and south-east corners.	There is an existing right of way beneath the motorway along Funtley Hill that will provide access to Fareham Common from the north of the motorway. The north-south SANG corridor running through the site (Welborne Mile) will also serve to provide a strong connection from the north of the site down to Fareham	The access points are from Dashwood to the north and Fareham Common to the south, connecting into existing Public Rights of Way and Funtley Hill road. There will also be many potential connection points into Welborne Mile from the Welborne development to the east, which are facilitated by the fact that Welborne

SANG criteria	Dashwood	Fareham Common	Welborne Mile
		Common. It will also be possible to make an official entrance to the SANG directly from North Fareham.	Mile stretches for the entire length of the Welborne site.
The SANG must have a safe route of access on foot from the nearest car park and/or footpath/s	This has been achieved, with the car park situated immediately south of the wood.	This is easily possible from North Fareham as the Common directly abuts housing and pavements in that area. The strong north-south corridor (and the existing footpath beneath the M27 along Funtley Hill) also makes this possible for residents of Welborne itself. A pedestrian crossing of Kiln Road will be sought in order to improve accessibility from North Fareham.	Welborne Mile will be accessed on foot directly from Dashwood or Fareham Common (via Funtley Hill) without crossing any roads at grade. Due to its linear nature there are also many opportunities for easy safe pedestrian access from the Welborne development to the east.
All SANG with car parks must have a circular walk which starts and finishes at the car park.	This has been achieved as demonstrated in the Dashwood SANG Masterplan (see SANG Management Plan)	This has been achieved as demonstrated in the Fareham Common SANG Masterplan (see SANG Management Plan)	This has been achieved as demonstrated in the Welborne Mile SANG Masterplan (see SANG Management Plan)
SANG must be designed so that they are perceived to be safe by users.	The wood is open and without obscuring scrub and ground vegetation; it does not have an 'oppressive' feel. It will be well managed to facilitate and encourage public access and there is no reason why it should not be perceived as safe.	The site will be open, without obscuring dense vegetation away from the motorway embankment.	Due to the width of Welborne Mile (90m) there will be no concern with it being oppressive or shadowed and there is no reason for users to not perceive this site as safe.
Paths must be easily used and well maintained but most should remain unsurfaced to avoid the site becoming to urban in feel.	Provision has been made for the circular route to be surfaced in areas to minimise ecological damage, but for the most part, the footpath will remain unsurfaced to minimise impact on the ecology of the woodland. Monitoring will indicate whether further surfacing is needed when use of the woodlands increases.	All paths have been designed so that they meet this criterion.	All paths have been designed so that they meet this criterion.
SANG must be perceived as semi-natural spaces with little intrusion of artificial structures, except in the immediate vicinity of car parks. Visually-sensitive way-markers and some benches are acceptable.	The woodland will meet these requirements, offering an established, mature woodland context for users to access.	No artificial structures within Fareham Common are proposed. Vegetative planting will screen the new road junction north of Fareham Common from the rest of the SANG.	No artificial structures within Welborne Mile are proposed. A sensitive planting and infrastructure design of the Welborne Mile takes into account the adjacent housing.
All SANG larger than 12 ha must aim to provide a variety of habitats for users to experience.	The wood presents a range of topographical and visual interest features with the different types of woodland already present providing an interesting visitor experience. The SANG proposals incorporate a more diverse range of habitats into the wood, particularly areas of non-native conifer plantation within the wood which will be partially removed to create more open space for native planting and seedbank regeneration. This is discussed further in the SANG Management Plan.	This SANG has been designed to provide a variety of habitat experience, from open grassland to scrub mosaics (refer to the Fareham Common SANG Masterplan in the SANG Management Plan).	This SANG has been designed to provide such variety (refer to the Welborne Mile SANG Masterplans in the SANG Management Plan).
Access within the SANG must be largely unrestricted with plenty of space provided where it is possible for dogs to exercise freely and safely off lead.	Access within the wood will be unrestricted. Dogs will be permitted off the lead.	Access to Fareham Common will be unrestricted with safe fencing to protect users from the motorway. Dogs will be permitted off lead.	Access will be entirely unrestricted except at two road crossings (neither of them major roads) which would be spread out over a 2km distance. The design offers plenty of space for dogs to be safely off

SANG criteria	Dashwood	Fareham Common	Welborne Mile
			the lead given the 90m typical width and the absence of main roads adjacent to or bisecting Welborne Mile.
SANG must be free from unpleasant intrusions (e.g. sewage treatment works smells etc.).	There will be no unpleasant intrusions	There will be no unpleasant intrusions, although the value of the land as SANG has been discounted to allow for motorway noise.	There will be no unpleasant intrusions, although the value of the southern end of Welborne Mile as SANG has been discounted to allow for motorway noise. The layout and orientation of housing along Welborne Mile, coupled with the large width of the corridor would avoid a sense of urban encroachment. Also, there would only be two road crossings over a 2km distance.
Should haves			
SANG should be clearly sign-posted or advertised in some way.	Sign-posting will be provided in Dashwood to improve legibility. The wood will be promoted as part of the recreational resource available to Welborne residents.	Sign-posting will be provided in Fareham Common to improve legibility. The wood will be promoted as part of the recreational resource available to Welborne residents.	Sign-posting will be provided in Welborne Mile to improve legibility. The wood will be promoted as part of the recreational resource available to Welborne residents.
SANG should have leaflets and/or websites advertising their location to potential users. It would be desirable for leaflets to be distributed to new homes in the area and be made available at entrance points and car parks.	Resident Welcome Packs will include information about the SANG resource available, so that new residents are fully informed.	Resident Welcome Packs will include information about the SANG resource available, so that new residents are fully informed.	Resident Welcome Packs will include information about the SANG resource available, so that new residents are fully informed.
Desirable			
It would be desirable for an owner to be able to take dogs from the car park to the SANG safely off the lead.	This will be possible due to the close positioning of the car park to the wood.	This will be possible.	This will be possible.
Where possible it is desirable to choose sites with a gently undulating topography for SANG	The wood meets this requirement; the topography is not uniform. Broadly the site is of a flat nature, with a few localised areas of steeper ground, although not sufficient to be a deterrent.	The site is on a gentle slope down to the M27.	The entire Welborne site has a gently sloping topography from the highest point at Dashwood to the lowest point at the M27.
It is desirable for access points to have signage outlining the layout of the SANG and the routes available to visitors.	This will be achieved as shown using map boards at the main entrance points to Dashwood.	This will be achieved as shown using map boards at the main entrance points to Fareham Common.	This will be achieved as shown using map boards at the main entrance points to Welborne Mile.


B
Buckland
DEVELOPMENT LTD