

# CHAPTER 12:

# RESIDUAL EFFECTS AND CONCLUSIONS

**Foreman Homes Ltd**

Land to the South of Romsey Avenue, Fareham  
Updated Environmental Statement Volume 2: Main Text  
Chapter 12: Residual Effects and Conclusions

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## 12.0 RESIDUAL EFFECTS AND CONCLUSIONS

### 12.1 Introduction

12.1.1 This chapter provides a summary of the mitigation identified by the environmental assessments in the Updated ES along with a summary of the residual effects following the implementation of the mitigation measures. Full details of the assessment can be found in the respective ES Chapters.

### 12.2 Summary of the Mitigation Measures

12.2.1 Schedule 4, Part 1 of the EIA Regulations require an ES to include:

*“a description of the measures envisaged to prevent, reduce and where possible offset any significance adverse effects on the environment.”*

12.2.2 The mitigation, monitoring and enhancement measures included in this ES fall into one of two categories:

- embedded mitigation: this includes committed measures incorporated into the proposals which make up the Proposed Development applied for; and
- additional mitigation: further mitigation beyond that included in the embedded mitigation which seeks to further prevent, reduce and where possible offset those significant effects of the environment anticipated as being likely to arise following the assessment of the Proposed Development incorporating the embedded mitigation.

12.2.3 **Table 12.1** outlines a topic-by-topic summary of the key issues addressed by the Updated ES and the key mitigation measures identified. The mitigation measures are separated into the above categories. The Appellant anticipates that, where appropriate, FBC will seek to ensure the effective delivery of these mitigation measures, via legal agreement, obligation or conditions attached to planning permission.

**Table 12.1 Summary of Key Embedded and Additional Mitigation Measures**

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
Transport and Access	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>• Pedestrian severance, driver delay, pedestrian amenity / delay, pedestrian fear and intimidation, driver and pedestrian safety along Beaulieu and Romsey Avenue.</li> </ul> <p><b>Operation</b></p> <ul style="list-style-type: none"> <li>• Pedestrian severance, driver delay, pedestrian amenity / delay, pedestrian fear and intimidation, driver and pedestrian safety along Beaulieu and Romsey Avenue, and Hatherley Crescent.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>• Construction Traffic Management Plan, which will set out:                             <ul style="list-style-type: none"> <li>○ Agreed HGV routes.</li> <li>○ Measures to prevent mud from and debris from transport being deposited onto the external highway network.</li> <li>○ Working hours restrictions.</li> <li>○ Restrictions on vehicle types.</li> </ul> </li> <li>• Proposed off-site mitigation.                             <ul style="list-style-type: none"> <li>○ Parking management.</li> <li>○ Cycle improvements.</li> <li>○ Site manager who is contactable by local residents.</li> </ul> </li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>• Travel Plan, which will include:                             <ul style="list-style-type: none"> <li>○ Travel information pack.</li> <li>○ Personalised travel planning.</li> <li>○ Vouchers for public transport and cycle purchase.</li> <li>○ Bus and train timetable data.</li> <li>○ Newsletters and updates.</li> </ul> </li> <li>• Proposed off-site mitigation.                             <ul style="list-style-type: none"> <li>○ Junction improvements at A27 / Beaulieu Avenue.</li> <li>○ Cycle lane improvements.</li> <li>○ Footway widening.</li> <li>○ School Travel plan for Wicor Primary School.</li> </ul> </li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>
Noise and Vibration	<p><b>Construction</b></p> <ul style="list-style-type: none"> <li>• Construction noise on existing residential receptors within 10 m of the Site (R1 and R5).</li> <li>• Construction noise on existing residential receptors within 25 m of the Site (R2, R3 and R6).</li> <li>• Construction noise on existing residential and non-residential receptors greater than 50 m from the Site perimeter.</li> <li>• Construction traffic on existing residential receptors along the construction traffic</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>• Noise screening.</li> <li>• Section 61 Noise Consent.</li> <li>• Construction traffic management plan and best practicable means controlled through an Environmental Management Plan.</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>• Engagement and prior warning to local receptors.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>• Design layout and sound insulation.</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<p>route on Romsey Avenue and Beaulieu Avenue.</p> <p><b><u>Operation</u></b></p> <ul style="list-style-type: none"> <li>• Internal and external noise exposure on existing and future noise sensitive receptors.</li> <li>• Operational traffic noise on existing residential receptors on Romsey Avenue and Beaulieu Avenue.</li> <li>• Operational traffic noise on existing residential receptors on all other road links.</li> </ul>		
Agriculture and Soils	<p><b><u>Construction</u></b></p> <ul style="list-style-type: none"> <li>• Loss of Best and Most Versatile (BMV) land impacting agricultural land resources.</li> <li>• Loss of agricultural land impacting farm businesses.</li> <li>• Construction disruption (traffic, emissions) on farm businesses.</li> </ul> <p><b><u>Operation</u></b></p> <ul style="list-style-type: none"> <li>• Operational disruption (walkers) on farm businesses.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>• Measures outlined in CoCP for the sustainable use of soils on construction sites.</li> <li>• Dust mitigation and best practice measures.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>• Provision of open space within Site</li> <li>• Design of Site to limit access to neighbouring farmland.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>
Water Resources, Drainage and Flood Risk	<p><b><u>Construction</u></b></p> <ul style="list-style-type: none"> <li>• Increase in surface water run-off.</li> <li>• Contamination of surface water and groundwater resulting from spilled hydrocarbons/petrochemicals from construction plant.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>• Best practice working methods to prevent water pollution and adverse impacts upon the surface water drainage regime.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>• A detailed drainage strategy prepared in accordance with CIRIA C753 and guidance set out by the LLFA, such that the surface water run-off regime</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<p><b><u>Operation</u></b></p> <ul style="list-style-type: none"> <li>An increase in surface water run-off.</li> </ul>	<ul style="list-style-type: none"> <li>Appropriate storage of oil and chemical tanks in accordance with COSHH Regulations 2002 and Control of Pollution (Oil Storage) Regulations 2001.</li> <li>Any surface water potentially contaminated would be passed through oil/grit interceptors prior to discharge.</li> <li>Precautions to prevent silt laden run-off, arisings or chemicals entering watercourses.</li> <li>Where required, cables would be laid at a sufficient depth beneath watercourses to avoid causing damage to the integrity of embankments during installation.</li> <li>The provision of temporary measures to intercept and control surface water run-off from worked areas.</li> <li>Installation of construction site drainage.</li> <li>Siting stockpiles away from watercourses.</li> <li>Refuelling on areas of hardstanding only, away from watercourses and surface water drains.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>None</li> </ul>	<p>replicates that existing prior to development.</p> <ul style="list-style-type: none"> <li>Implementation of SuDS.</li> <li>Limited water use and wastewater discharge.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>None.</li> </ul>
Ecology	<p><b><u>Construction</u></b></p> <ul style="list-style-type: none"> <li>Visual and noise disturbance to Portsmouth Harbour SPA bird species, and dust and chemical pollution of the Portsmouth Harbour SSSI.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>An Ecology Management Strategy detailing method statements for protecting both habitats and species.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>Implement a Landscape and Environmental Management Plan which will include a Biodiversity net Gain Assessment and Plan.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> <li>• Direct loss of habitat, visual and noise disturbance and creation of dust on on-Site habitat.</li> <li>• Disturbance or loss of badger setts and potential killing of / injury to badgers.</li> <li>• Loss of foraging habitat for bats.</li> <li>• Removal of bat roosts.</li> <li>• Removal of vegetation suitable for the support of nesting birds.</li> <li>• Removal of vegetation suitable for the support of hazel dormice.</li> <li>• Removal of habitat for reptiles.</li> <li>• Removal of habitat for other species (hedgehog and toads).</li> </ul> <p><b><u>Operation</u></b></p> <ul style="list-style-type: none"> <li>• Recreational disturbance on both the Portsmouth Harbour SPA and Solent and Southampton Water SPA.</li> <li>• Recreational disturbance on the Portsmouth Harbour SPA Brent Goose Population and Solent Wader and Brent Goose Strategy network.</li> <li>• Recreational disturbance on SSSIs.</li> <li>• Recreational disturbance on non-statutory protected species.</li> <li>• Effect of operational management and maintenance on all habitats and species.</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Pollution control measures to be outlined in the CEMP.</li> <li>• No temporary storage of materials, construction of haul routes, or site machinery would be situated within or adjacent to the retained habitats.</li> <li>• Site construction works will not take place during sensitive period for qualifying feature bird species of the Portsmouth Harbour SPA between October and February inclusive.</li> <li>• The green infrastructure for the Site including the proposed bird mitigation reserve to be operational prior to construction of the residential areas commencing.</li> <li>• Erection of protective fencing and best practice pollution prevention.</li> <li>• Fenced and signed 30 m buffer surrounding the badger sett.</li> <li>• Retention of hedgerows within the green infrastructure and have these suitably protected.</li> <li>• Hedgerows will remain unlit for the duration of the construction works and where possible night-time work is to be avoided.</li> <li>• Construction/security compounds and site offices are to be sited away from sensitive, retained habitats to reduce light spill and other general impacts of construction activities.</li> </ul>	<ul style="list-style-type: none"> <li>• Management and Monitoring Plan for the proposed Brent Goose and Bird Enhancement Reserve Area.</li> <li>• 4.5 hectare bird reserve and brent goose enhancement area.</li> <li>• Brent goose enhancement area will have a lifetime management and monitoring plan.</li> <li>• Implementation of Biodiversity Enhancement Plan</li> <li>• Financial contribution based on the lasted Solent Bird Aware payment schedule (April 2021).</li> <li>• Leaflet to encourage new residents to visit suitable alternative sites for recreational activities and makes them aware of the sensitive sites that should not be visited for disturbing activities such as dog walking.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
		<ul style="list-style-type: none"> <li>Removal of any vegetation suitable for the support of nesting birds will take place outside of the bird breeding season (March to September) or vegetation will be checked prior to removal.</li> <li>Two stage removal and relocation of any reptiles encountered into the retained grassland.</li> </ul> <p><u>Additional:</u></p> <ul style="list-style-type: none"> <li>None.</li> </ul>	
Landscape and Visual Impact Assessment	<p><b><u>Construction</u></b></p> <ul style="list-style-type: none"> <li>Change in character from agricultural field to a construction Site.</li> <li>Impact on viewpoints from construction activities.</li> </ul> <p><b><u>Operation</u></b></p> <ul style="list-style-type: none"> <li>Change in the landscape character of the Site.</li> <li>View of new development.</li> <li>Change of view for road users on Romsey Avenue and Condor Avenue.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>Landscape Strategy.</li> <li>The quantum of housing proposed is consistent with the draft allocation.</li> <li>The primary access is from Romsey Avenue.</li> <li>Building heights proposed are a maximum of 2 storeys.</li> <li>A loop road has been incorporated into the design, and pedestrian and cycle crossing points on Romsey Avenue have been included to connect to the adjoining Cranleigh Road housing allocation (HA6).</li> <li>Existing tree and hedgerow boundaries on the western and southern boundaries are retained and strengthened to create a buffer for nearby SAC habitats and enhance the green infrastructure network, however tree removal is proposed to facilitate</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>Introduction of new landscape and ecological areas along the southern and western boundaries.</li> <li>Planting at boundaries to screen views from water and the Gosport beyond.</li> <li>Set back from properties closest to the Site boundary and therefore the proposed built form would not be obvious in the view.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>None.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
		geese landing in the open space to the west of the built form. <u><b>Additional:</b></u> <ul style="list-style-type: none"> <li>• None.</li> </ul>	

## 12.3 Significant Residual Effects

12.3.1 The significant residual effects of the Proposed Development following implementation of both embedded and additional mitigation measures have been assessed. Although each technical chapter (**Chapters 6 to 10 and Volume 3: Landscape and Visual Impact Assessment**) contains detailed consideration of residual effects, **Table 12.2** summarises these. It is assumed for the purposes of this EIA that any effects of moderate significance or greater will be considered a significant effect in EIA terms unless otherwise stated. The significance criteria are set within relevant technical chapters where a different approach has been followed.

**Table 12.2: Summary of Significant Residual Effects**

Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
Transport and Access	Pre-Construction	None.	None.	None.
	Construction	None.	None.	None.
	Operation	None.	None.	None.
Noise and Vibration	Pre-Construction	None.	None.	None.
	Construction	None.	None.	None.
	Operation	Operational traffic noise along Romsey and Beaulieu Avenue.	Short-term (Temporary).	<b>Moderate adverse (short term)</b> Minor adverse (long term).
Agriculture and Soils	Pre-Construction	None.	None.	None.
	Construction	None.	None.	None.
	Operation	None.	None.	None.
Water Resources, Drainage and Flood Risk	Pre-Construction	None.	None.	None.
	Construction	None.	None.	None.
	Operation	None.	None.	None.
Ecology	Pre-Construction	None.	None.	None.
	Construction	None.	None.	None.
	Operation	None.	None.	None.
Landscape and Visual Impact Assessment	Pre-Construction	None.	None.	None.
	Construction	None.	None.	None.
	Operation	None.	None.	None.
Inter-Project Cumulative Effects	Construction	<b>Agriculture</b> Loss of BMV land impacting agricultural land resources.	Permanent.	<b>Moderate adverse</b>
	Operation	None	None	None

## 12.4 Conclusion

12.4.1 The Site is approximately 12.6 hectares (ha) in area, located in the Portchester ward, southeast of the town of Fareham, in the borough of Fareham. The Site is bound to the north by residential properties and Romsey Avenue; to the east by open space with

residential areas beyond; to the south by arable land and football fields; and to the west by arable land and open space.

- 12.4.2 The environmental effects of the Proposed Development during both construction and operation have been assessed, and appropriate mitigation has been recommended.
- 12.4.3 The significant adverse residual effects anticipated during construction comprise:
- cumulative effects associated with the Proposed Development and assessed cumulative schemes, which include, a moderate adverse effect on the loss of the Best and Most Versatile agricultural land impacting the agricultural land resource.
- 12.4.4 This cumulative effect is considered disproportionate as a consequence of other development schemes and planning policy to provide housing, necessitating the use of agricultural land and high-grade agricultural land in the surrounding area, rather than as a result of the Proposed Development.
- 12.4.5 The significant adverse residual effects anticipated during operation comprise:
- A short-term moderate adverse (significant) effect is anticipated due to operational traffic noise along Romsey and Beaulieu Avenue.