URBAN EDGE ENVIRONMENTAL CONSULTING

NATURAL PROGRESSION

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

Interim Sustainability Report

January 2020

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Interim Sustainability Report

Client:	Fareham Borough Council	
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Abbreviations

ALC	Agricultural Land Class
AQMA	Air Quality Management Area
BMV	Best and Most Versatile (Agricultural Land)
CEMP	Construction Environmental Management Plan
CCMA	Coastal Change Management Area
EcIA	Ecological Impact Assessment
EIA	Environmental Impact Assessment
FBC	Fareham Borough Council
GIS	Geographic Information System
HLA	High Level Assessment
LCA	Landscape Character Area
LNR	Local Nature Reserve
SAC	Special Areas of Conservation
SEA	Strategic Environmental Assessment
SA	Sustainability Appraisal
SHELAA	Strategic Housing & Employment Land Availability Assessment
SINC	Site of Importance to Nature Conservation
SGA	Strategic Growth Area
(p)SPA	(Potential) Special Protection Area
SPZ	(Groundwater) Source Protection Zone
SSSI	Site of Special Scientific Interest

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1 Introduction

1.1 The Fareham Borough Local Plan 2036

1.1.1 Currently the development plan for Fareham Borough is comprised of the following documents:

- Local Plan Part 1: Core Strategy (adopted August 2011);
- Local Plan Part 2: Development Sites and Policies (DSP) Plan (adopted June 2015);
- Local Plan Part 3: The Welborne Plan (adopted June 2015); and
- Hampshire Minerals and Waste Plan (adopted October 2013).

1.1.2 The new Local Plan will set the planning strategy for the Borough and address emerging housing and employment needs for a period of 16 years up to 2036. The Welborne Plan will not be replaced by the 2036 Plan, but together with the new Local Plan will form the new Development Plan for the Borough.

1.1.3 A Draft version of the new Local Plan was published for Regulation 18 consultation between 25 October and 8 December 2017. The Draft Plan was accompanied by a Sustainability Report which formed part of the Draft Plan evidence base. In 2018, the Government published changes to the National Planning Policy Framework (NPPF), which significantly increased the number of homes required in Fareham Borough. The Draft Local Plan which Fareham Borough Council (FBC) consulted on in 2017 would not meet the new requirement hence triggering the need for a new Local Plan.

1.1.4 In the summer of 2019, FBC undertook an Issues and Options consultation which included eight potential areas for growth, considering all greenfield areas across the Borough, see Figure 1.1. FBC has used the responses to help formulate the revised Development Strategy for the new Local Plan, including new sites to meet the additional housing need. FBC has now published a Regulation 18 document as a supplement to the Draft Local Plan that was consulted upon in 2017 and setting out the detail of the revised Development Strategy; it aligns with the vision and objectives of the 2017 Draft Local Plan.

1.1.5 The Regulation 18 Supplement document will be subject to a six-week consultation period. The revised Development Strategy, new sites and policies within the consultation document will be combined with the 2017 version of the Draft Local Plan, as amended following its consultation. The resulting Publication Plan will then be produced, and that document will be subject to a further six-week period of consultation (Regulation 19).

1.2 Purpose of this Report

1.2.1 This interim Sustainability Report has been prepared for FBC as part of the combined Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) process for the Fareham Local Plan 2036.

1.2.2 The Draft Local Plan was accompanied by a full Sustainability Report[1] which formed part of the Draft Plan evidence base. That Sustainability Report was in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004. It incorporated the Environmental Report which is required in accordance with EU Directive 2001/42/EC on Environmental Assessment of Plans and Programmes (the SEA Directive). A further iteration of the full Sustainability Report will be produced as part of the Publication Plan evidence base.

1.2.3 This report provides an assessment of the additional policies and site allocations included in the Regulation 18 Supplement consultation document which were not included in the 2017 Draft Plan and hence were not considered within the 2017 Sustainability Report. This report also includes a High-Level Assessment (HLA) of eight potential areas for growth as presented in the Issues and Options consultation undertaken in summer 2019, which form reasonable alternatives to the Plan as proposed. The findings of this assessment have been used to inform the Strategic Growth Area (SGA) policy in the Regulation 18 Supplement consultation document.

1.2.4 This report is accompanied by a Site Options Assessment Report[2] which presents the results of the HLA of all potential sites listed in FBC Strategic Housing & Employment Land Availability Assessment (SHELAA). This includes all the development allocations proposed by policies in the 2017 Draft Plan and those additional site allocations set out in the Regulation 18 Supplement consultation document.

[1] UEEC (2017). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2036: Sustainability Report for the Local Plan, October 2017.*
Available at: https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV02-SEA_Fareham_LPR_Draft_Plan_5_171024.pdf

[2] UEEC (2020). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan Review: Site Options Assessment Report, January 2020.*

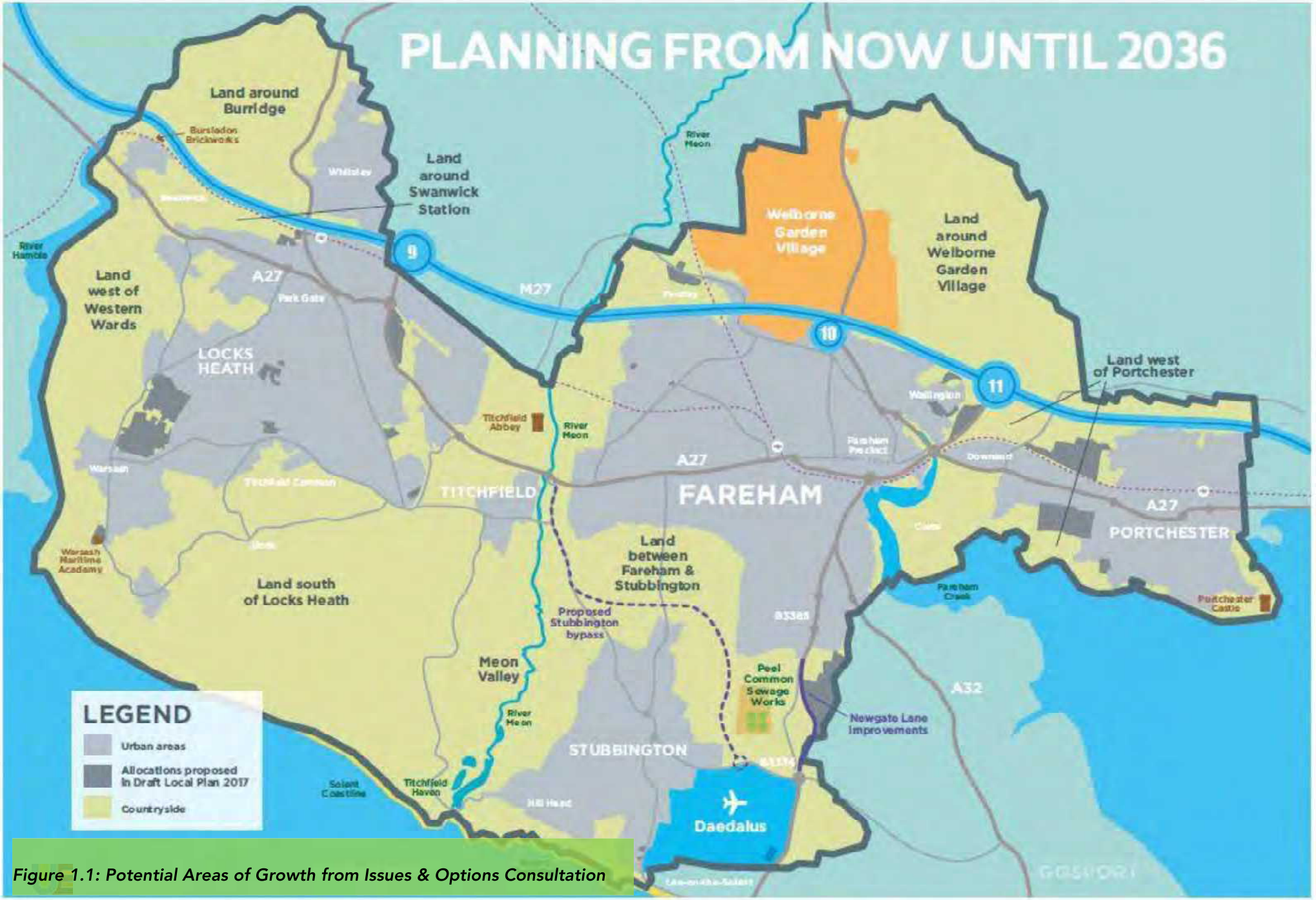

Figure 1.1: Potential Areas of Growth from Issues & Options Consultation

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2 Methodology

2.1 Approach to the Assessment

2.1.1 The additional policies and site allocations included in the Regulation 18 Supplement consultation document were assessed against the SA Framework using a three-stage process.

Spatial site assessment (sites only)

2.1.2 Each potential site allocation was assessed against a range of spatial constraints data to ensure consistency in approach and robustness in site selection. The assessments examined the suitability of each site according to its relative accessibility, previous uses and potential for contamination, landscape or ecological impact, loss of agricultural land, flood risk, and proximity to sources of, or sensitive receptors to pollution. A range of designated features were also addressed, including nearby heritage assets, important landscapes and nature conservation sites. The assessment was carried out in ArcGIS 10.7 using several separate geo-environmental datasets (as listed in Table 2.1 and Appendix III of the Site Options Assessment report[3]).

High-level assessment

2.1.3 Drawing on the results of the spatial site assessment, the main function of the HLA is to identify whether or not plan options are likely to bring positive, negative or uncertain effects in relation to the SA Objectives (section 2.3). A benefit of this approach is that a high number of plan options, including both sites and policies, can be assessed and easily compared in terms of their likely sustainability performance, and can then be scrutinised in further detail if a significant number of uncertainties or potential negative effects arise. Options are given a score against each SA Objective ranging from Strong Positive, Positive or Neutral, to Negative, Strong Negative or Mixed/Uncertain. This helps identify at a strategic level which options will require a more detailed examination or whether satisfactory conclusions may be drawn from the HLA, without the need for further detailed assessment.

Detailed assessment

2.1.4 Where potential negative effects or uncertainties are identified through the HLA in association with a particular policy or site, a secondary level of assessment is undertaken to examine the proposal in more detail. This process uses Detailed Assessment Matrices to scrutinise potential negative or uncertain effects identified by the HLA.

[3] *Ibid*

2.2 High Level Assessment of Potential Areas of Growth

2.2.1 Each of the eight potential areas of growth identified in the summer 2019 Issues and Options consultation has also been subject to a spatial site assessment against the same geo-environmental constraints data as for the potential site allocations. Drawing on the results of the spatial constraints assessment, a HLA of each area against the SA Framework has been carried out.

2.2.2 Within each area, there are a number of SHELAA sites. For each area the assessment has, where possible, sought to differentiate between the potential effects of locations where there are sites considered in the SHELAA and the potential effects of development on the remaining land within the areas. An appraisal of each of these individual SHELAA sites in sustainability terms is presented with the Site Options Assessment Report[4].

2.3 The Sustainability Appraisal Framework

2.3.1 The purpose of the SA Framework is to provide a means of ensuring that the Local Plan considers the sustainability needs of the area in terms of its social, environmental and economic effects. It enables the sustainability effects of the plan to be described, analysed and compared.

2.3.2 The SA Framework consists of sustainability objectives which, where practicable, can be expressed in the form of targets, the achievement of which is measurable using indicators. There is no statutory basis for setting objectives but they are a recognised way of considering the sustainability effects of a plan and comparing alternatives, and as such provide the basis from which effects of the plan can be tested consistently.

2.3.3 The SA Objectives were derived through consideration of the Policies, Plans and Programmes (PPP) review, the baseline data collection, and the key sustainability issues identified for the plan area as set out in the SEA Scoping Report[5]. Alongside these, the SEA environmental receptors identified in Annex I (f) of the SEA Directive were a key determinant when considering which SA Objectives should be used for appraisal purposes. The objectives address the social and economic requirements of SA, while also retaining a high degree of relevance to SEA. The SA Objectives seek to reflect each of these influences to ensure the assessment process is robust, balanced and comprehensive.

2.3.4 Table 2.1 lists the SA Objectives, while the full SA Framework of objectives and decision-making criteria is given at Appendix I.

[4] *Ibid*

[5] UEEC (2016). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan Review: Scoping Report, February 2016.* Available at: https://www.fareham.gov.uk/PDF/planning/local_plan/SEAFarehamLPRScoping.pdf

Table 2.1: SA Objectives

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

2.4 Limitations to the Assessment

2.4.1 It is acknowledged that there are a number of limitations and difficulties surrounding the SA process, predominantly stemming from the nature of strategic assessment at the plan level, using secondary data. These limitations often lead to assessment conclusions being based on professional judgement rather than empirical fact, informed by the best available data and experience of the assessor, together with contributions by statutory consultation bodies and other interested parties. These limitations, and any further limitations identified during later assessment stages, are stated to ensure that judgements based on professional opinion are clearly identified.

Implementation of the Local Plan

2.4.2 The sustainability effects of the Local Plan will largely be dependent on how the plan is implemented. The plan provides a broad picture of the location and type of new development, while setting standards for factors such as design and infrastructure provision. How the developments perform in sustainability terms is very much dependent on what happens at the micro-scale. For example if new development does not comply with the aspirations presented in the plan (for example related to water or energy efficiency, viability, infrastructure

requirements and affordable housing) then the positive effects highlighted under the policies addressing these topics will be reduced. In another example, the effect on resource use of new development proposed through the plan will depend on the exact nature of how new houses, offices, shops and community facilities are designed and built, the layout of development, and the actions of the people who will live and work there. It is therefore noted that the sustainability performance of the plan will be dependent on the implementation of the policies and strategic allocations in particular.

High Level Assessment of Potential Areas of Growth

2.4.3 The potential areas of growth as presented in the summer 2019 Issues and Options consultation are not demarcated by defined spatial boundaries and therefore the assessments presented in this report are indicative only, and based on professional judgement. They are intended to guide the decision-making process in terms of which broad, undeveloped areas within the Borough have the capacity to accommodate further development whilst minimising adverse sustainability effects and maximising opportunities for beneficial sustainability effects.

2.4.4 There is a large degree of spatial variation in terms of predicted environmental effects across some of the potential areas of growth and therefore, as described in section 2.2.2, the assessment has sought to differentiate between areas where there are SHELAA sites and potential effects associated with development on the remaining areas land where possible.

2.4.5 Scoring for SA Objectives 1 (Housing) and 9 (Economy) has been informed by estimated dwelling and employment floorspace yields for SHELAA sites within the area of growth. Scoring has been undertaken on a comparative basis, comparing the potential contribution of any one potential area of growth towards housing / employment against other potential areas of growth rather than against any quantitative criteria.

3 Assessment of New Draft Plan Policies and New Site Allocations

3.1 Introduction

3.1.1 The HLA findings for the new policies included in the Regulation 18 Supplement consultation document are included in Appendix II. This section of the Interim SA Report provides a summary of these findings. Overall, none of the new policies result in any significant negative effects for any of the SA Objectives.

3.1.2 The HLA findings for the four new site allocations included in the Regulation 18 Supplement consultation document are included in the Site Options Assessment Report[6] and are also summarised below.

3.2 High-Level Assessment Findings

3.2.1 New Housing Policies including 'New Small-Scale Development outside defined urban areas', 'Internal Space Standards' and 'Five-Year Housing Land Supply' are predicted to be largely neutral in sustainability terms. New policies relating to trees, woodland and hedgerows, flood risk and sustainable drainage climate change and air quality are all predicted to have further positive environmental effects.

3.2.2 There are four new Housing Allocations included in the Regulation 18 Supplement consultation document, in addition to those set out in the 2017 Draft Plan. These include SHELAA sites 0046, 0086 and 3204, as well as site 2843 (Land South of Cams Alders) which is allocated for Sheltered Housing. The sustainability effects of these sites are considered as part of the Site Options Assessment Report[7]. Detailed assessments were prepared as part of the 2017 Sustainability Report[8] for site allocations with potentially significant environmental or socio-economic effects. A detailed assessment for site 0046 has been undertaken on the same basis and is provided in Appendix III as this site was considered to have potentially significant environmental effects in relation to SA Objective 8 (Natural Resources). Detailed assessments were not prepared for sites 0086, 2843 and 3204 because the HLA did not predict any significant environmental effects for these sites.

[6] UEEC (2020). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan Review: Site Options Assessment Report, January 2020*

[7] *Ibid*

[8] UEEC (2017). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Borough Local Plan 2036: Sustainability Report for the Local Plan, October 2017.*
Available at: https://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV02-SEA_Fareham_LPR_Draft_Plan_5_171024.pdf

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4 Assessment of Potential Areas of Growth

4.1 Introduction

4.1.1 The Issues and Options consultation undertaken in summer 2019 presented eight locations where greenfield development could potentially be accommodated to meet future demands for housing beyond 2036 (Figure 1.1). There is also potential for these areas to help deliver unmet need from neighbouring authorities should that be deemed necessary following the ongoing work with the Partnership for South Hampshire. Descriptions of these eight areas are provided in Table 4.1. The full results of the HLA of these areas set out in Table 4.2.

Table 4.1: Strategic Growth Area Descriptions

Strategic Growth Area	Description
Land around Burridge	This area is located in the north-west of the Borough, north of the M27. To the west and north-west, the area is bounded by the River Hamble and to the east by Botley Road. This section of the River Hamble forms part of the Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar and the Solent & Dorset Coast pSPA. The Upper Hamble Estuary and Botley Woods SSSI also lies immediately to the north-west. The western and central portions of the area are dominated by Swanwick Wood and Nature Reserve, designated as ancient woodland, lowland mixed deciduous woodland priority habitat and SINC. The eastern and north-eastern sections of the area contain existing residential properties in Burridge and Swanwick. Known opportunities for development are concentrated around these existing residential areas.
Land around of Swanwick Station	This area is located in the north-west of the Borough covering the area of land between Lower Swanwick and Swanwick station, north of the A27. The M27 runs through the centre of the area in an approximate east-west direction. On both sides of the M27 the landscape is punctuated with small areas of woodlands, many of which are designated as lowland mixed deciduous woodland priority habitat, including Lower Swanwick woodlands SINC to the south of the M27. Residential properties exist in the south-east of the area north of the A27 in Sarisbury / Locks Heath and along Swanwick Lane. SHELAA sites are predominantly located across the central and eastern portions of the area
Land west of Western Wards	This area is located on the south-western edge of the Borough, running west of Warsash in the south to Lower Swanwick in the north and including Universal Marina. To the west, the area is bounded by the River Hamble which is designated as the Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar, Solent & Dorset Coast pSPA and Lee-on-the-Solent to Itchen Estuary SSSI. The southern portion of the area is predominantly existing residential development in Warsash and Sarisbury Green, whilst the remaining sections, the central portion in particular, are

Strategic Growth Area	Description
	punctuated with areas of woodland, the majority of which are designated as lowland mixed deciduous woodland and wet woodland priority habitat. Known opportunities for development are concentrated along the eastern edge of the area.
Land south of Locks Heath	This area is located in the south of the Borough. The area is bound to the north and west by the urban settlement of Locks Heath, to the south by the Solent and to the east by the Meon Valley. The area is currently predominantly in agricultural use. The Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar and Lee-on-the-Solent to Itchen Estuary SSSI extend into the area in its south-west corner. Across the area, but particularly in the south and west, there are large pockets of woodland the majority of which are designated as lowland mixed deciduous woodland and wet woodland priority habitat. Known opportunities for development are located in the north-west of the area.
Land between Fareham and Stubbington	This area is located towards the south-east of the Borough in the strip of land which separates the urban areas of Fareham to the north, Stubbington to the south and Gosport to the east. The area extends to Newgate Lane in the east and to the B334 in the south-east. The area is predominantly in agricultural use, with small with pockets of priority habitat. Peel Common sewage treatment works and Newlands solar farm are located in the south-east. The Stubbington Bypass is proposed through the centre of the area connecting to B3334 Titchfield Road in the west and the B3334 Gosport Road in the south-west. SHELAA sites in this area are spread across most of the land area with the exception of the sewage works and the solar farm.
Land around Welborne Garden Village	This area is located to the east of the Welborne Garden Village boundary, east of the A32 Wickham Road and north of the M27 junction 11. The land is predominantly in agricultural use. Wallington River flows through the centre of the area in a north-south direction. There are areas of woodland in the north of the area designated as SINCs, ancient woodland and lowland mixed deciduous woodland priority habitat. There is a corridor of coastal and floodplain grazing marsh priority habitat following the river channel. SHELAA sites are restricted to the southern end of the area, south of Nine Elms Lane.
Land west of Porchester	This area is located between Fareham and Porchester with the M27 to the north and the Portsmouth Harbour waterbodies to the south and south-west. The A27 runs through the centre of the area in an east-west orientation. The land immediately north and south of the A27 is in existing residential use, with the land in the north separated from adjacent farmland by the Porchester to Fareham railway line. The Cams Hall Estate golf club occupies the south-west corner of the area, much of which is also designated as coastal and floodplain grazing marsh priority habitat. Portsmouth Harbour, immediately to the south / south-west is designated as a SPA / Ramsar / pSPA / SSSI. Land in the north of the area between existing residential areas and the M27 is predominantly agricultural. SHELAA sites are predominantly north of the A27 but with some limited

Strategic Growth Area	Description
	sites also available for residential development in the south.
Meon Valley	The Meon Valley runs through the centre of the Borough with the River Meon at its heart. To the east this area is bound by the settlements of Fareham and Hill Head / Stubbington, and to the west by Locks Heath and agricultural land south of Locks Heath. The area extends as far north as the M27 and as far south as the Solent. The Solent here is designated as an SPA / Ramsar / pSPA and SSSI. The SPA / Ramsar and SSSI designations continue into the south of the area itself along the Meon corridor. This portion of the Meon corridor also forms the Titchfield Haven National (and Local) Nature Reserve, with many sections of the river corridor further north designated as SINCs. Much of the river corridor is also designated for priority habitats, including coastal and floodplain grazing marsh, lowland mixed deciduous woodland, wet woodland and reedbeds. SHELAA sites are focussed in the central and northern sections of the area.

4.2 High-Level Assessment Findings

4.2.1 The potential areas of growth cover large areas of land and hence there is a high degree of spatial variation in terms of predicted environmental effects. There are a range of positive, negative and neutral effects across the 11 SA Objectives predicted for development in the eight areas as set out in Table 4.2. However overall, 'Land South of Locks Heath', 'Fareham to Stubbington', 'Land west of Porchester' and 'Meon Valley' provide the best opportunity for strong positive effects in terms of provision of housing (SA Objective 1).

4.2.2 Development in six of the eight potential areas of growth is predicted to result in adverse landscape effects (SA Objective 3), with the exception of 'Land west of Porchester' and 'Land around Swanwick Station' where on the whole the landscape character is less sensitive to development, although there are still areas where development could impact negatively and any proposals would need to be carefully designed to protect and enhance the character and quality of landscape resources, views and visual amenity. Strong adverse landscape effects are predicted for development in the 'Meon Valley' as the landscape here is considered to be one of the most distinctive and important landscape resources within the Borough.

4.2.3 There are a number of ecologically designated sites in and around the Borough, particularly around the Solent. 'Land south of Locks Heath' and 'Meon Valley' are broadly considered to be the most ecologically sensitive potential areas of growth (SA Objective 7). The Solent's European designated sites extend into 'Land south of Locks Heath' and 'Meon Valley', although SHELAA sites are largely located away from these most sensitive areas. 'Land between Fareham and Stubbington' does not contain any European designated sites but large areas of agricultural land identified for potential development are designated of importance for Brent Goose and Wader species, albeit predominantly sites categorised as having 'Low Use' within

the 2019 Brent Goose and Wader Strategy[9]. 'Low Use' sites have the potential to be used by waders or brent geese and have the potential to support the existing network and provide alternative options and resilience for the future network[10]. In the remaining five areas, ecological effects are predicted to be mixed with any loss of priority habitat resulting in locally adverse effects. All development should seek to avoid losses of priority habitat or impacts to nature conservation sites.

4.2.4 The greenfield nature of the potential areas of growth means that predicted environmental effects in terms of loss of natural resources (SA Objective 8), including agricultural land and mineral deposits, are adverse for all areas except for 'Land west of Western Wards'. Much of the greenfield land within the Borough is categorised as Best and Most Versatile (BMV) agricultural land and mineral deposits extend across much of this area. Project proposals should seek to preserve areas of high quality agricultural land wherever possible and extract minerals prior to construction, subject to suitability assessment, to minimise impacts as far as possible.

4.2.5 There are a range of positive, negative and neutral effects across the remaining SA Objectives for the eight potential areas of growth but overall it is considered that 'Land west of Porchester' is the most sustainable greenfield location at the high-level stage. Detailed assessments have been prepared for the two SGAs proposed in the Regulation 18 Supplement consultation document: North of Downend SGA which corresponds to 'Land west of Porchester' and South of Fareham SGA which corresponds to 'Fareham to Stubbington'. These are provided within Appendix III.

[9] Whitfield (2019). *Solent Waders and Brent Goose Strategy 2019 Interim Project Report: Year One*. Hampshire and Isle of Wight Wildlife Trust. Curdridge

[10] *Ibid*

Table 4.2: High Level Assessment of Potential Areas of Growth

SA Objective	Commentary
-	**Land around Burridge**
1 Housing	Positive effects are predicted over the medium to long term as SHELAA sites within this area have the capacity to accommodate residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	There is just one listed building within the area itself at Burridge Farm, although there is a cluster of listed buildings to the south-east beyond the area boundary. SHELAA sites in the south-eastern corner of the area could impact on the setting of these features in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. The protected wreck of the Grace Dieu is located on the western boundary of the area; any development in close proximity to this asset could result in localised adverse heritage effects in the short and long term. But overall, development in this area would have largely neutral heritage effects as there are relatively few heritage sensitivities.
3 Landscape	The area falls within Landscape Character Area (LCA) 1: Upper Hamble Valley to the west and LCA 13: Burridge - Swanwick - Whiteley to the east. Most SHELAA sites are located in LCA 13 which has mostly moderate development potential as it is an area of urban fringe rather than an area of countryside. Adverse effects are predicted for development in the east of the area in the short and long term, although the nature of these effects will be dependent on the scale, massing and design of development. In comparison, the majority of LCA 1, to the west of the area, has low development potential along the upper reaches of the tidal River Hamble and the woodlands to the east; development here would result in strong adverse effects to landscape character in the short and long term. Overall, development in this area is predicted to result in adverse effects to landscape character.
4 Accessibility	The urban fringe nature of this area results in lower accessibility compared with other area, with relatively few facilities within reasonable walking distance. SHELAA sites are concentrated in the east of the area; here mixed effects are predicted for development towards the south and south-east as the ability to encourage travel by sustainable means will be dependent on transport infrastructure which accompanies development in this location; development located towards the north-east of the area is predicted to result in adverse effects. Any development further west is predicted to have strong adverse effects resulting from poor accessibility further from existing urban areas.
5 Climate Change	The majority of the area, including the eastern side where there are SHELAA sites, does not fall within an area of flood risk, and therefore development is not expected to increase flood risk on site or downstream. Overall, positive effects are predicted over the short and long term. However, areas of flood zone 2 and 3 do extend into the western extremities of the area along the banks of the River Hamble. Any development here is predicted to result in strong adverse effects, as these areas also experience poor accessibility.
6 Pollution	Predominantly positive effects are predicted as there are no Air Quality Management Areas (AQMAs) or Groundwater Source Protection Zones (SPZ) within the area and the majority of the area is not within 100m of the M27 which serves as a major source of noise, light and air pollution for residential receptors. There is a historic landfill site in the centre of the area but given that this was located on the site of what is now Swanwick Nature Reserve, development

SA Objective	Commentary
	here is unlikely. Any development in the vicinity of this area will require specific layout and design measures to mitigate any potential contamination effects.
7 Biodiversity	This area has significant biodiversity interest, particularly in the west. The River Hamble runs along the west / north-western boundary and this section of the river forms part of the Solent Maritime Special Area Conservation (SAC), Solent & Southampton Water Special Protection Area (SPA) / Ramsar and the Solent & Dorset Coast potential Special Protection Area (pSPA). The Upper Hamble Estuary and Botley Woods Site of Special Scientific Interest (SSSI) also lies immediately to the north-west. The western and central portions of the area are dominated by Swanwick Wood and Nature Reserve, designated as ancient woodland, lowland mixed deciduous woodland priority habitat and Site of Importance for Nature Conservation (SINC). Any direct habitat loss from these areas from development would result in strong adverse ecological effects, especially in the north-east, where tributaries of the River Hamble, forming part of the SAC / SPA / Ramsar, run into the area. SHELAA sites are concentrated towards the east of the area where there are fewer ecological constraints and therefore mixed effects are predicted. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	The area is predominantly Agricultural Land Classification (ALC) Grade 4 agricultural land with a pocket of ALC Grade 3 in the south-east and some ALC Grade 1 towards the north-west. The western and northern sections of the area are safeguarded for minerals, with River Terrace deposits following the River Hamble corridor. Therefore effects of development will be spatially specific for this objective. Development in the east, where SHELAA sites occur, are predicted to result in adverse effects, but development further west is expected to result in strong adverse effects as there is risk of mineral sterilisation in addition to loss of agricultural land (including ALC Grade 1). Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	Positive effects are predicted for development in the south-east of the area, where SHELAA sites occur, given the proximity to several areas of existing, publically accessible open space. The effects of development further north in the area are not expected to be so positive although some areas of existing open spaces are still accessible.
-	**Land around Swanwick Station**
1 Housing	Positive effects are predicted over the medium to long term as SHELAA sites within this area have the capacity to accommodate residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	There are a number of listed buildings within the area, predominantly clustered in the north-east corner around Friend's Farm, Morgan's Farm and Rookery Farm. There is a secondary cluster at Glen House towards the centre of the area. The Sarisbury Green conservation area sits on the southern boundary of the area. Any direct impacts to these listed structures would have adverse heritage effects. Development in proximity to these clusters and the conservation

SA Objective	Commentary
	area could impact on the setting of these features in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. Elsewhere in the area, development is predicted to have neutral heritage effects.
3 Landscape	South of the M27, the rural parts of the area fall within LCA 14: North Sarisbury. This area has moderate development potential and therefore development here is predicted to have adverse effects to landscape character. North of the M27 the eastern portion of the area falls within LCA 13: Burridge - Swanwick - Whiteley, which has high development potential in this locality, therefore positive effects to landscape character are predicted. A small portion of the area in the north-west falls within LCAs 1 & 2: Upper and Lower Hamble Valley, with low to moderate development potential respectively. Development here is predicted to have adverse effects to landscape character.
4 Accessibility	Development in the east of the area and close to existing urban areas would have relatively good accessibility with a good number of facilities within reasonable walking distance; therefore positive effects are predicted. Development further west in the area, particularly in the north-west, would have poorer accessibility with fewer opportunities to encourage sustainable travel resulting in adverse effects.
5 Climate Change	There is a small area of flood zone in the south-west of the area around Swanwick Marina. The rest of the area does not fall within a flood zone. Given the relatively good accessibility to facilities in the east of the area where the majority of SHELAA sites occur, positive effects are predicted here over the short and long term. Further west, accessibility levels decline and therefore effects are uncertain.
6 Pollution	The M27 is a major source of air, light and noise and pollution for residential receptors and development within 100m of the motorway is predicted to result in adverse effects for new residents introduced into these areas. Otherwise there are no known constraints to development within this area, including AQMAs or SPZs, and therefore away from the M27 positive effects are predicted. Overall, effects are mixed for this area.
7 Biodiversity	The rural parts of this area are punctuated with small areas of woodlands, many of which are designated as lowland mixed deciduous woodland priority habitat, including Lower Swanwick woodlands SINC to the south of the M27 and Swanwick Nature Reserve in the north-west corner. Development in close proximity to these areas is predicted to have uncertain ecological effects, as the nature of any impacts will be dependent on the scale of development, the ability to retain habitat areas within proposals and other ecological mitigation measures which are adopted. Direct losses of priority habitat will result in adverse ecological effects. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	The majority of the area is classified as ALC Grade 2 agricultural land with an area of ALC Grade 1 in the north-east corner and a strip of ALC Grade 4 along the western boundary. ALC Grades 1 and 2 are considered BMV agricultural land and development in these areas will result in adverse effects due to loss of agricultural resource. There are no mineral resources within the area with the exception of a small section of River Terrace deposits in the north-west corner. However, the north-eastern portion of the area is a safeguarded minerals processing site and therefore development in this area could impact on mineral processing operations resulting in adverse effects. Overall, adverse effects are predicted in terms of natural resources for this area with some spatial variability. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive

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	effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	In general, positive effects are predicted north of the M27 where most of the area is within 300m of at least two existing, publically accessible open spaces or allotments. South of the M27 and north of Sarisbury more adverse effects are predicted as fewer open spaces are located within a 300m radius.
-	**Land West of Western Wards**
1 Housing	Known residential development opportunities are limited in this area and therefore, in comparison with other area, adverse effects are predicted as there is minimal capacity to contribute to the Borough's overall housing requirement.
2 Heritage	There is a cluster of listed buildings around Brooklands in the north of the area and a second cluster in Warsash along Shore Road. Warsash Maritime Academy is also located in the south of the area. The Sarisbury Green conservation area sits just to the north-east of the area boundary. Any direct impacts to these listed structures would have adverse heritage effects. Development in proximity to these clusters and the conservation area could impact on the setting of these features in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. Elsewhere in the area, development is predicted to have neutral heritage effects.
3 Landscape	The majority of the area forms part of LCA 2: Lower Hamble Valley. In the southern most portions of the area this LCA has low development potential on account of the high sensitivity of the landscape resulting from large open areas, such as Strawberry Field, with a strong visual relationship with the adjacent high quality river landscape. Development here could result in significant adverse effects to landscape character, although the nature of these effects will be dependent on the scale, massing and design of development. A small area around Brook Avenue has high development potential given that the character and quality of the landscape has already been affected by urban influences. Development in this locality is predicted to have positive effects. The remainder of the area is considered to be of moderate development potential, and development here is predicted to give rise to adverse effects to landscape character.
4 Accessibility	Given the length of this area, accessibility varies greatly across the area. Accessibility is best around Warsash and Sarisbury given the proximity to facilities in those areas. Here positive effects are predicted as the number of facilities within reasonable walking distance is likely to encourage sustainable travel methods. Further south around Warsash Maritime Academy, and around Brook Avenue, accessibility levels are relatively poor and therefore effects are uncertain and will be dependent on transport infrastructure which accompanies development in this location.
5 Climate Change	The western edges and southern sections of the area fall within flood zone 2 and 3 given the proximity of the River Hamble. The southernmost section also falls within the Hook Spit to Workmans Lane Coastal Change Management Area (CCMA). Known opportunities for development are predominantly located on the east of the area away from the flood risk zones and the CCMA, and therefore are not expected to increase flood risk. Positive effects are predicted over the short and long term, increasing to strong positive effects in areas of good accessibility where carbon emissions are expected to be comparatively lower due to sustainable travel modes. However, development further west and south, in areas of flood zone, would result in more adverse effects.

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6 Pollution	The area does not fall within 100m of the M27 which is a major source of air, light and noise pollution for residential receptors. Similarly there are no AQMAs or Ground Protection Zones in the area and therefore strong positive effects are predicted with respect to pollution.
7 Biodiversity	To the west, the area is bounded by the River Hamble which is designated as the Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar, Solent & Dorset Coast pSPA and Lee-on-the-Solent to Itchen Estuary SSSI. There are large areas of priority habitat across the area, including coastal and floodplain grazing marsh, intertidal mudflats, reedbeds, saline lagoons and coastal saltmarsh along the western boundary and in the south, and lowland mixed deciduous woodland, wet woodland, wood pasture and parkland across the central and northern areas. A number of ancient woodlands and Local Nature Reserves (LNRs) run through the area including the Winnard & Cawte's Copses, Hook-with-Warsash, Brook Wood, Brooklands Wood and Downkiln Copse. Development in close proximity to these areas is predicted to have uncertain ecological effects, as the nature of any impacts will be dependent on the scale of development, the ability to retain habitat areas within proposals and other ecological mitigation measures which are adopted. Direct losses of priority habitat will result in adverse ecological effects. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	In general terms, the northern half of the area is ALC Grade 4 agricultural land and the southern half is ALC Urban. There is a small area of land in the centre of the area around Brook Avenue which has been subject to land survey post 1988. This shows pockets of Grade 3b and Grade 4 agricultural land in this area. Large portions of the area contain River Terrace deposits, although these are mostly in the west. Development in existing urban areas on the edge of Sarisbury Green, which does not fall within these deposits, is predicted to result in positive effects; however, development in areas of classified agricultural land and where river deposits are known to be present are predicted to result in adverse effects due to loss and / or sterilisation of these resources. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	Positive effects are predicted where SHELAA sites occur as these areas are within 300m of at least two existing, publically accessible open spaces or allotments, including Hollyhill Woodland Park. There are localised areas where more adverse effects are predicted as fewer open spaces are located within a 300m radius, but overall effects are expected to be positive.
-	**Land south of Locks Heath**
1 Housing	Strong positive effects are predicted over the medium to long term as SHELAA sites in this area have the capacity to accommodate high levels of residential development which will make a significant contribution to the overall housing requirement in the Borough.

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2 Heritage	There are numerous listed buildings and archaeology alerts[11] throughout the area clustered around existing farm properties, including in Hook, which is also designated as a conservation area. SHELAA sites in this area are broadly located around Hook. Here, any direct impacts to listed structures would have adverse heritage effects. Development in proximity to these clusters and the conservation area could impact on their setting in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. Elsewhere in the area, heritage effects are expected to be largely neutral, although direct and indirect heritage effects could result in proximity to heritage assets.
3 Landscape	The north-western portion of this area, where the majority of development opportunities are situated, falls within LCA 3: Hook Valley. Development potential in this area is low as the landscape contains a range of valued landscape, ecological and heritage features and its natural unspoilt qualities means that it is highly susceptible to built development. Development here is predicted to result in strong adverse effects to landscape character. The rest of the area falls within LCA 4: Brownwich Coastal Plain. Development potential here is moderate and construction would be predicted to also have adverse effects to landscape character, although not as severe as for LCA 3.
4 Accessibility	Accessibility in this area is poor with relatively few facilities within reasonable walking distance, particularly in and around Hook. Overall adverse effects are predicted for the area with strong adverse effects in and around Hook. Any development in this area should seek to encourage travel by sustainable means.
5 Climate Change	The south-west corner and western boundary of the area fall with flood risk zones. There is also a strip of flood zone running north and south from Brownwich Pond towards the east of the area. The southern and western boundary portions of the area also fall within the Hook Spit to Workmans Lane CCMA, an area likely to be affected by physical changes to the coast. A few SHELAA sites west of Hook fall within the flood zone and CCMA and effects here are predicted to be strong adverse. The majority of the known opportunities for development avoid these areas, but the associated predicted effects in these areas are mixed on account of poor accessibility potentially resulting in higher carbon emissions. This is also the case for the rest of the area outside of the CCMA and flood zones.
6 Pollution	There are a number of historic landfill sites around Hook. Where development site boundaries overlap with these historic landfills there is potential for contamination effects in the short term during construction, and adverse effects are predicted. Any development in this vicinity will require specific layout and design measures to mitigate any potential contamination effects. Elsewhere positive effects are predicted as the area does not contains any Groundwater Protection Zones or AQMAs and the M27, a major noise, air and light pollution source, is not located within 100m of any part of the area.
7 Biodiversity	The Solent Maritime SAC, Solent & Southampton Water SPA / Ramsar and Lee-on-the-Solent to Itchen Estuary SSSI extend into the area in its south-west corner. There are also areas of importance for Brent Goose and Wader in the southern sections, including areas designated as 'Core' and 'Secondary Support' Areas by the 2019 Brent Goose Wader Strategy. There are large areas of priority habitat across the area, but particularly in the south-west, including coastal and floodplain grazing marsh, lowland meadows, lowland mixed deciduous woodland, wet woodland and wood pasture and parkland. A

[11] Archaeology Alerts are areas of archaeological potential defined by Hampshire County Council: Red alerts designate 'Scheduled Ancient Monuments'; Orange alerts designate 'areas of national interest'; Yellow alerts designate 'locally important monuments of known extent'; and Green alerts designate to 'locally important monuments of unknown extent'.

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	number of Local Nature Reserves (LNRs) and SINCs are located in the southern and western portions of the area. Some of these are also designated for ancient woodland although these are located away from SHELAA sites. Development in the south-west of the area could lead to direct habitat loss from significant portions of these designated areas with strong adverse ecological effects. Development in close proximity to these areas is predicted to have uncertain ecological effects, as the nature of any impacts will be dependent on the scale of development, the ability to retain habitat areas within proposals and other ecological mitigation measures which are adopted. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	The northern and western sections of the area, where SHELAA sites occur, are designated as ALC Grade 4 and ALC Non-Agricultural land. Further south and east there are sections of ALC Grade 2 and 3 agricultural land. The majority of the area is also underlain by River Terrace mineral deposits which could be sterilised if not extracted prior to development. Adverse effects are predicted across the majority of the area, including where SHELAA sites occur on account of the potential loss of agricultural land and sterilisation of mineral resource. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	Strong positive effects are predicted where SHELAA sites occur as there are numerous existing open spaces in the vicinity of the west of the area which would be accessible for new residents. However, proposed development in Hook itself could result in the direct loss of Hook Lane existing open space which is predicted to have strong adverse effects at the local scale. Further east in the area, adverse effects are also predicted as there are fewer open spaces readily accessible further from existing built up areas.
-	**Land between Fareham and Stubbington**
1 Housing	Strong positive effects are predicted over the medium to long term as the SHELAA sites within this area have the capacity to accommodate very high levels of residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	SHELAA sites are spread across the area. There are few listed buildings in the area, solely along Newgate Lane. Fort Fareham scheduled monument is located beyond the area boundary to the north-east. There are yellow and green archaeology alerts located in the centre of the area around Newlands Farm. Heritage effects are likely to be concentrated in these areas. In the short-term, construction works around Newlands could impact on buried archaeological assets and in the medium to long term development along Newgate Lane could impact on the setting of listed structures. Localised adverse effects are predicted. Elsewhere in the area, neutral heritage effects are predicted.
3 Landscape	The area is almost completely within LCA 7: Fareham - Stubbington Gap. For all but the south eastern corner of the area the landscape type is open coastal plain and development potential here is moderate given the open, expansive landscape. The introduction of the Stubbington Bypass will impact the rural

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	character of the area introducing activity and noise into the agricultural landscape. Development here is predicted to result in adverse effects to landscape character. Around the sewage works and solar farm in the south-east corner, the landscape is considered to be of lower value on account of the utilities which have completely altered the character of the immediate area, although they are relatively well-screened by wooded bunds and planting.
4 Accessibility	Accessibility varies greatly across the area, with a greater number of facilities within reasonable walking distance in those areas closest to existing urban settlements. Mixed effects are therefore predicted with development towards the centre of the area more likely to result in adverse effects. Any development in this area should seek to encourage travel by sustainable means.
5 Climate Change	Small areas of the area fall within flood risk zones along the northern fringe of Stubbington. Development in this area could increase flood risk on site and downstream. The varied accessibility levels across the area mean that opportunities to reduce carbon emission through sustainable transport means also vary. Overall, mixed effects are predicted.
6 Pollution	Strong positive effects are predicted across the area with regard to pollution effects. The area is located over 100m from the M27 which is a major source of noise, light and air pollution for residential receptors; there are also no Groundwater Protection Zones or historic landfill sites in the vicinity and therefore contamination effects are unlikely.
7 Biodiversity	Large swathes of the agricultural land within the area are of importance for Brent Goose and Wader. The majority are categorised as 'Low Use' in line with the 2019 Brent Goose Wader Strategy but there are two 'Secondary Support Areas' either side of Peak Lane. There are small pockets of priority habitat across the area, including lowland mixed deciduous woodland (also designated as ancient woodland and SINCs), coastal and floodplain grazing marsh and lowland meadows. Adverse ecological effects are predicted due to likely direct habitat loss from these Brent Goose Wader sites. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	The majority of the area is ALC Grade 2 agricultural land which is considered BMV. There is a small pocket south of Newlands Farm which has been subject to agricultural land survey post 1988 where the land is categorised as ALC Grade 3b and 'Other'. There is a band of 'Construction Sand' mineral deposits running through the centre of the area and pockets of River Terrace deposits in the south-west and south-east corners. Development across the majority of the area would result in loss of agricultural land with adverse effects; where mineral deposits are also at risk of sterilisation these effects would be strong adverse. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this SGA are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	There are a number of small, existing open spaces around the urban fringes. New residents at developments across the majority of the area would be able to access at least two open spaces within 300m. Positive effects are predicted, although any direct loss of existing open spaces would result in strong

SA Objective	Commentary
	adverse effects and development proposals should seek to avoid any losses as part of the development design.
-	**Land around Welborne Garden Village**
1 Housing	Known residential development opportunities are limited in this area and therefore, in comparison with other areas, adverse effects are predicted as there is minimal capacity to contribute to the Borough's overall housing requirement.
2 Heritage	There are a few listed buildings scattered across the area around existing farm properties. There are green and yellow archaeology alerts north of Boarhunt Road, and in the south-east of the area at Monument Farm there is a WWII anti-aircraft gunsite designated as a scheduled monument and a red archaeology alert. SHELAA sites between Boarhunt Road and Nine Elms Lane are likely to have direct impacts to heritage assets with adverse effects. SHELAA sites south of Boarhunt Road could impact on the setting of heritage assets in the short and long term, with the overall effects dependent on the scale of construction works and the scale, massing and design of development. Any other development north of Nine Elms Lane would have largely neutral heritage effects, so long as these avoid impacts to listed structures at Whitedell Farm and Spurlings Farm.
3 Landscape	The area lies across three LCAs, including LCA 10: Forest of Bere in the north, LCA 9: North Fareham Downs in the centre and down towards the south-western corner and LCA 11: Portsdown. SHELAA sites primarily fall within LCA 11 which is open arable downs sloping westwards from the highest point in the east near Monument Farm down to the Wallington River floodplain in the west. This LCA has moderate development potential on account of its open, expansive character and characteristic tree cover which would make development difficult to integrate. Overall, in this portion of the area where SHELAA sites occur adverse effects to landscape character are predicted. Any development in LCA 10 in the northernmost section of the area is predicted result in strong adverse effects as development potential here is low. Development in the central and western sections of the area in LCA 9 is predicted to result in adverse effects, increasing to strong adverse for development in the Wallington River Valley.
4 Accessibility	Accessibility is poor across this area with relatively few facilities within a reasonable walking distance, and hence few opportunities for sustainable modes of travel. Therefore adverse effects are predicted.
5 Climate Change	The Wallington River corridor running through the area is an area of flood risk. SHELAA sites south of Nine Elms Lane which avoid the flood zones are predicted to result in mixed effects taking account of potential for increased carbon emissions due to the poor accessibility of the location. Any development north of Nine Elms Lane which avoids the Wallington corridor flood zones would similarly result in mixed effects. However, any development within the area which falls wholly or partially within the flood zone could increase the risk of flooding onsite or downstream and therefore adverse effects are predicted.
6 Pollution	The southern portion of the area, where SHELAA sites occur, is within 100m of the M27 which is a major source of noise, air and light pollution for residential receptors. The majority of the area also falls within a SPZ, with SPZ 1 towards the south of the area and therefore there is a risk of contamination during construction works in this area.

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	Strong adverse effects are predicted for SHELAA sites given the proximity to the M27 and the SPZ designation. Noise, air and light pollution effects will impact on residential receptors as oppose to employment land users. Further north effects associated with noise, air and light pollution will be reduced however contamination risks still exist and therefore effects are still predicted to be adverse within the SPZ designated area.
7 Biodiversity	There are areas of woodland in the north of the area designated as SINCs, ancient woodland and lowland mixed deciduous woodland priority habitat. There is a corridor of coastal and floodplain grazing marsh priority habitat following the river channel. SHELAA sites in the south of the area which avoid any loss of priority habitat are predicted to have neutral ecological effects. This would also be the case further north, although any direct loss of priority habitat is predicted to have adverse ecological effects.
8 Natural Resources	The majority of the area is ALC Grade 2 agricultural land with a band of ALC Grade 3 at the northern end. River Terrace mineral deposits also underlay a large portion of the area including the south-western section. SHELAA sites would result in the loss of ALC Grade 2 agricultural land with adverse effects. In the south-west of the area, these opportunities could also result in the sterilisation of mineral resource resulting in strong adverse effects. Any development further north is also predicted to result in adverse effect due to the loss of agricultural resource and sterilisation of mineral deposits. Where the agricultural land is BMV these effects could be strong adverse. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	Significant employment floorspace is proposed within the SHELAA sites in this area which would result in strong positive effects.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	There are relatively few open spaces in the vicinity of this area. New residents across the areas are predicted to be able to access fewer than two open spaces within 300m and therefore adverse effects are predicted.
-	**Land west of Porchester**
1 Housing	Strong positive effects are predicted over the medium to long term as SHELAA sites within the area have the capacity to accommodate high levels of residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	There are several listed buildings in this area, clustered in and around the Cams Hall Estate in the south-west, which forms part of the Cams Hill conservation area, and along Cams Hill. There are also some yellow and green archaeology alerts in the area. SHELAA sites are predominantly located to the north of the A27 where there are few heritage assets and therefore heritage effects here are predicted to be neutral. There are a few SHELAA sites in the south-east of the area and effects here are similarly predicted to be neutral. There are limited SHELAA sites in the south-west around the Cams Hill Estate, but development here is predicted to have adverse effects on the setting of listed structures and the conservation area, with the magnitude of impact dependent on the scale of construction works and the scale, massing and design of development.
3 Landscape	North of the A27 and the existing residential area, where most SHELAA sites are concentrated, forms part of LCA 11: Portsdown; the landscape character

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	here is mostly open arable downs of fringe character. The Downend Chalk Pit SSSI sits in the centre of this area. Overall this landscape is of relatively low sensitivity given the modification of the landscape and intrusive features such as overhead power lines, urban development and the motorway, although the middle and upper slopes are visible in the far distance from over 1km to the south. South of the A27 and the existing residential area, the landscape forms part of LCA 12: Cams - Wicor coastal plain. Development potential in the west is low as the landscape here is parklands and grounds forming the Cams Hill conservation area. Development in this area would result in strong adverse effects to landscape character. LCA 12 also extends into the south-east of the area. Here, close to the urban fringes there is higher development potential, but closer to the coast there is a diverse, amenity landscape which is considered highly sensitive to change. Overall, development in LCA 12 is predicted to result in adverse effects.
4 Accessibility	Accessibility in the area is generally good, although areas further from the urban fringes have fewer facilities within a reasonable walking distance. Overall, mixed effects are predicted across the area in terms of encouraging travel by sustainable means.
5 Climate Change	There are pockets of flood zone along the southern, coastal fringes of the area; any development within these areas could increase flood risk on site or downstream. The majority of SHELAA sites would not fall within the flood zone. For this reason, in combination with the relatively good accessibility in the area resulting in comparatively fewer carbon emissions, effects are predicted to be positive. However, any development within the flood zone would result in adverse effects.
6 Pollution	The M27 forms the northern boundary of the area and is a major source of noise, air and light pollution for residential receptors. There are also a number of historic landfill sites on both the northern and southern sides of the existing residential development running across the centre of the area; therefore there is potential for contamination effects in the short term during construction. The far north-western corner of the area falls within SPZs 1 and 2, and therefore there is also a risk of groundwater contamination during construction in this area. SHELAA sites in the north of the area are predicted to result in adverse effects, with strong adverse effects in very close proximity to the M27 and within the SPZs. Any development in this vicinity will require specific layout and design measures to mitigate any potential contamination effects. Development south of the area is predicted to have less adverse effects in pollution terms, given the greater distance to the M27 and SPZs.
7 Biodiversity	Portsmouth Harbour, immediately to the south / south-west of the area, is designated as a SPA / Ramsar / pSPA / SSSI. The Downend Chalk Pit SSSI is also located in the north-centre of the area. The Cams Hall Estate in the south-west corner of the area is largely designated as coastal and floodplain grazing marsh priority habitat. There are other areas of priority habitat, namely lowland mixed deciduous woodland, in the south and west of the area and along the Porchester to Fareham railway line. Large areas of land in the south-east of the area are designated as importance for Brent Goose Wader in line with the 2019 Brent Goose Wader Strategy, including a 'Primary Support' area. Mixed effects are predicted in this area. SHELAA sites in the north directly impacting the Downend Chalk Pit SSSI would result in strong adverse effects; other development north of the A27 would be largely neutral in terms of ecology. SHELAA sites in the south-east of the area resulting in land take from the sites of importance for Brent Goose Wader, particularly the 'Primary Support' areas, would result in adverse effects. Sites here in close proximity to Portsmouth Harbour could also impact on the habitats and species in this area,

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	dependent on the nature and scale of development coming forward. Any development coming forward in the south-west of the spatial is likely to result in the direct loss of priority habitat with adverse effects and could also indirectly impact on the designations within Portsmouth Harbour. All development should seek to avoid losses of priority habitat or impacts to the adjacent nature conservation sites.
8 Natural Resources	North and south of the existing residential areas along the A27, the land is classified as ALC Grade 2 and 3. Portions in the east have been subject to survey post 1988 and are classified as ALC Grade 2, 3a and 3b with a small portion of ALC Grade 1 around Wicor primary school. There are minerals deposits in the south and south-west of the area which could be sterilised if not extracted prior to development. The area around Downend Chalk Pit is a safeguarded waste processing/waste transfer station. Given these constraints, development across the area, including SHELAA sites, is predicted to result in adverse effects in terms of natural resources. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	Limited employment floorspace is proposed within the SHELAA sites in this area which would result in positive effects.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	There are several existing open spaces across the area predominantly located around the urban fringes. New residents at developments across the majority of the area, including SHELAA sites, would be able to access at least two open spaces within 300m. Positive effects are predicted, although any direct loss of existing open spaces would result in strong adverse effects and development proposals should seek to avoid any losses as part of the development design.
-	**Meon Valley**
1 Housing	Strong positive effects are predicted over the medium to long term as SHELAA sites in this area have the capacity to accommodate high levels of residential development which will make a significant contribution to the overall housing requirement in the Borough.
2 Heritage	There are numerous listed buildings across the area but with a large cluster in the Titchfield conservation area and another around Titchfield Abbey which is also a scheduled monument and has a conservation area designation. These clusters also have a number of associated archaeology alerts. The majority of the SHELAA sites in this area are located in and around the conservation areas. Development within these conservation areas could impact on the setting of the areas themselves but also the settings of listed buildings, archaeological assets and the scheduled monument, although the nature of the effect will be dependent on the scale, layout and design of the proposals. Direct impacts to buried archaeological assets here are also possible in the short-term during construction works. There are no SHELAA sites in the south of the area, but any development in this location is likely to have neutral heritage effects, although there is potential

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	for some adverse impacts to the setting of scattered listed structures.
3 Landscape	The majority of the area falls within LCA 6: Meon Valley. There are small sections which fall within LCAs 4 and 5 in the west and LCA 7 in the east, but for the most part the area forms part of the landscape valley and its open and enclosed valley sides and floodplain. In general, development potential is low on account of the rural, intact landscape based around the diverse landscape features of the valley and the strong relationship between the valley floor and the gently sloping agricultural landscape beyond. It is considered to be one of the most distinctive and important landscape resources within the Borough; therefore strong adverse landscape effects are predicted across the area.
4 Accessibility	Accessibility in the central and northern parts of this area where SHELAA sites occur is considered to be good with a relatively high number of facilities within reasonable walking distance in the nearby urban settlements. Positive effects are predicted here with good potential for travel by sustainable means. Further south, accessibility is predicted to be poorer with the exception of locations close to existing urban areas. Here adverse effects are predicted.
5 Climate Change	A large section of flood zone 2 and 3 runs down the centre of the area following the river valley. Development in this zone could lead to increased flood risk on site and downstream. Most SHELAA sites in this area avoid the flood zone, and together with the relatively good accessibility of the area resulting in comparatively fewer carbon emissions, overall effects are predicted to be positive in the central and northern parts of the area. There are localised exceptions where some SHELAA sites fall partially within the flood zone. For these sites, effects are predicted to be adverse. Further south, the flood zone occupies a larger portion of the area towards the east. Any development in the flood zone is predicted to result in adverse effects.
6 Pollution	The M27, which is a major source of noise, air and light pollution for residential receptors, crosses the northern-most section of the area, but the majority of the area is more than 100m from the motorway. There are no groundwater protection zones or historic landfill sites within the area and therefore the potential for contamination effects is considered to be low. Overall, strong positive effects with respect to pollution are predicted across the area, including or SHELAA sites.
7 Biodiversity	The Meon Valley is an ecologically sensitive landscape. The Solent, immediately to the south of the area, is designated as the Solent and Southampton Water SPA / Ramsar, the Solent and Dorset Coast pSPA and Titchfield Haven SSSI, sections of which all continue into the south of the area itself along the Meon corridor. This portion of the Meon corridor also forms the Titchfield Haven National (and Local) Nature Reserve, with many sections of the river corridor further north designated as SINCs. Much of the river corridor is also designated for priority habitats, including coastal and floodplain grazing marsh, lowland mixed deciduous woodland, wet woodland and reedbeds. The majority of the southern half of the area is of importance for Brent Goose and Wader' in line with the 2019 Brent Goose Wader Strategy, including several 'Primary' and 'Secondary' support areas. SHELAA sites in the central and northern sections of the area are predicted to result in mixed effects, as a number of sites could result in the direct loss of priority habitats, SINCs and Brent Goose Wader sites with more adverse effects. Given the sensitivity of the area in the south, any development coming forward here is predicted to have strong adverse ecological effects.

SA Objective	Commentary
8 Natural Resources	The vast majority of the area is designated as ALC agricultural land, varying from Grades 1 to 4. Small areas have been subject to agricultural survey post 1988 and were found to be ALC Grade 2 to 3b. There are also large swathes of River Terrace mineral deposits across the majority of the area which could be sterilised if not extracted prior to development. Given these constraints, development in this area, including SHELAA sites, is predicted to result in adverse effects in terms of natural resources. Project proposals will need to demonstrate how land of greatest agricultural value can be preserved and consider whether minerals can be extracted prior to construction, subject to suitability assessment.
9 Economy & Jobs	SHELAA sites in this area are not expected to include any employment land use and therefore neutral effects are predicted, although short term positive effects via local employment and purchasing during the construction stages are possible.
10 Vitality of Centres	Largely neutral effects are anticipated as SHELAA sites in this area are not predicted to compete with existing or proposed centres.
11 Health	There are numerous areas of existing open space around the central and northern portions of the area where SHELAA sites are focussed. Therefore, new residents at developments would be able to access at least two open spaces within 300m. Positive effects are predicted, although any direct loss of existing open spaces would result in strong adverse effects and development proposals should seek to avoid any losses as part of the development design. Any development further south is predicted to result in more adverse effects as there are fewer existing open spaces in this area.

5 Summary and Next Steps

5.1.1 This report accompanies the Regulation 18 Supplement consultation document setting out new policies and site allocations to the 2017 Draft Fareham Local Plan, generated in response to changes to the NPPF which significantly increase the number of homes required in Fareham Borough.

5.1.2 This interim Sustainability Report presents the findings of the high-level assessment of these new policies and site allocations against the SA Framework, including an assessment of the eight potential areas of growth put forward in the summer 2019 Issues and Options Consultation.

5.1.3 This report should be read in conjunction with the Site Options Assessment report[12] which assesses each of the individual potential sites from the FBC SHELAA in sustainability terms.

5.1.4 Overall the new policies will not result in any significant adverse environmental effects, and some of the new policies are predicted to have significant positive environmental effects. Of the four new Housing Allocations included in the Regulation 18 Supplement consultation document, sites 0046, 0086, 2843 and 3204, only site 0046 was considered to have potentially significant environmental effects and therefore has been subject to further detailed assessment.

5.1.5 At this high-level stage, the 'Land west of Porchester' potential area of growth is considered to be the most sustainable greenfield location to accommodate future demands for housing beyond 2036.

5.1.6 A further iteration of the full Sustainability Report, in compliance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and Environmental Assessment of Plans and Programmes Regulations 2004, will be produced as part of the Publication Plan evidence base.

[12] UEEC (2020). *Sustainability Appraisal and Strategic Environmental Assessment for the Fareham Local Plan Review: Site Options Assessment Report, January 2020.*

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