

Appendix I: Sustainability Appraisal Framework

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SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
1	To provide good quality and sustainable housing for all	Q1a	Deliver affordable housing to meet local needs	Housing; Population and quality of life
		Q1b	Provide a mix of dwelling sizes and types to support the local housing market	
		Q1c	Meet the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q1d	Provide housing that is designed and constructed sustainably	
		Q1e	Provide housing that is adaptable to meet changing family needs and the changing climate	
2	To conserve and enhance built and cultural heritage	Q2a	Assess, record and preserve archaeological features and remains, including the Protected Wreck of the Grace Dieu	Landscape; Historic environment
		Q2b	Conserve and enhance the special interest, fabric and setting of buildings and structures of architectural or historic interest and other cultural heritage assets	
		Q2c	Conserve and enhance the special interest, character and appearance of conservation areas and historic (including designed) landscapes	
		Q2d	Support access to, interpretation and understanding of the historic environment	
3	To conserve and enhance the character of the landscape	Q3a	Minimise adverse impacts on the landscape including gaps between settlements	Landscape; Historic environment; Green infrastructure and ecosystems services
		Q3b	Protect and enhance the setting of, and views to and from important landscape features including Portsdown Hill, the South Downs National Park and the coast	
		Q3c	Protect and enhance the setting of important townscapes	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
4	To promote accessibility and encourage travel by sustainable means	Q4a	Actively encourage 'smarter choices' including public transport, walking and cycling	Accessibility and transportation; Population and quality of life; Air quality; Climate change; Green infrastructure and ecosystems services
		Q4b	Provide appropriate travel choices for all residents including the needs of specific groups (e.g. the elderly, disabled, young, families)	
		Q4c	Promote mixed use development with good accessibility to local services that will limit the need to travel	
5	To minimise carbon emissions and promote adaptation to climate change	Q5a	Reduce energy consumption from non-renewable resources	Air quality; Climate change; Material assets; Green infrastructure and ecosystems services
		Q5b	Generate energy from low or zero carbon sources	
		Q5c	Minimise carbon and other greenhouse gas emissions	
		Q5d	Sustainably manage water run-off, ensure that the risk of flooding is not increased (either on site or downstream) and where possible reduce flood risk	
		Q5e	Support adaptation to climate change	
6	To minimise air, water, light and noise pollution	Q6a	Maintain and where possible improve air quality	Air quality; Population and quality of life; Water; Green infrastructure and ecosystems services
		Q6b	Protect groundwater, especially in the most sensitive areas (i.e. source protection zones)	
		Q6c	Maintain and where possible improve water quality, and assist in achieving Water Framework Directive objectives (Good Status, No Deterioration and Protected Area Objectives)	
		Q6d	Limit contributions to noise and light pollution and reduce exposure to existing sources of pollution	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
7	To conserve and enhance biodiversity	Q7a	Protect and enhance internationally, nationally and locally designated habitats	Biodiversity and geodiversity; Green infrastructure and ecosystems services
		Q7b	Protect and enhance priority habitats, and the habitat of priority species	
		Q7c	Achieve a net gain in biodiversity	
		Q7d	Enhance biodiversity through the restoration and creation of well-connected multifunctional green infrastructure	
		Q7e	Contribute to the achievement of Accessible Natural Greenspace Standards: - 2ha ANG within 300m; 20ha ANG within 2km; 100ha ANG within 5km; 500ha ANG within 10km; at least 1ha of LNR per 1,000 population	
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Q8a	Minimise water consumption and support sustainable levels of water abstraction	Material assets; Soil; Water; Green infrastructure and ecosystems services
		Q8b	Use land efficiently and minimise the loss of best and most versatile agricultural land	
		Q8c	Encourage recycling of household waste	
		Q8d	Encourage recycling of materials and minimise consumption of resources during construction	
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Q9a	Provide accessible jobs	Population and quality of life; Economic factors; Green infrastructure and ecosystems services
		Q9b	Provide a range of jobs and premises	
		Q9c	Facilitate skills enhancement	
		Q9d	Contribute to a low carbon economy	

SEA Framework

Sustainability Appraisal / Strategic Environmental Assessment of the Fareham Local Plan Review

#	SEA Objective	Indicator / Decision making criteria: - Will the option/proposal help to...		Receptors
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Q10a	Meet the day to day needs of residents near to where they live	Population and quality of life; Economic factors; Green infrastructure and ecosystems services
		Q10b	Support the vitality and viability of nearby existing and proposed centres	
		Q10c	Respect, maintain and strengthen local distinctiveness and sense of place, and promote high quality urban design	
11	To create a healthy and safe community	Q11a	Provide accessible and appropriate healthcare services and facilities for all residents	Health; Population and quality of life; Green infrastructure and ecosystems services
		Q11b	Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all	
		Q11c	Minimise opportunities for criminal and anti-social behaviour and the fear of crime	
		Q11d	Provide opportunities to gain access to locally-produced fresh food	
		Q11e	Provide suitable education services for all who require it	
		Q11f	Provide a range of cultural, leisure and community facilities that are accessible by all	

Appendix II: High Level Assessment of New Draft Plan Policies

Please see insert.

Fareham Local Plan Review Draft Plan 2020 New Proposed Policies		SEA Objectives										
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
	Housing											
XX	New Small-Scale Development outside defined urban areas	+	0	0	0	0	0	0	0	0	0	0
XX	Internal Space Standards	0	0	0	0	0	0	0	0	0	0	0
XX	Five-Year Housing Land Supply	+	0	0	0	0	0	0	0	0	0	0
XX	Sheltered Housing - Land South of Cams Alders - as per site 2843 in Site Options Assessment	++	-	0	++	++	++	-	++	0	+	++
	Natural Environment											
NE1	Landscape (amended policy)	0	+	++	0	0	0	+	0	0	0	0
XX	Trees, Woodland and Hedgerows	0	+	+	0	+	+	++	0	0	0	+
XX	Managing Flood Risk and Sustainable Drainage Systems	0	0	0	0	++	+	0	0	0	0	0
XX	Climate Change	+	0	0	+	+	0	+	+	0	0	0
XX	Air Quality	0	0	0	0	+	++	+	0	0	0	0
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11
Key to the High Level Assessment Matrix												
++	Likely strong positive effect											
+	Likely positive effect											
0	Neutral/no effect											
-	Likely adverse effect											
--	Likely strong adverse effect											
+/-	Uncertain/mixed effects											
SEA Objectives												
1	To provide good quality and sustainable housing for all											
2	To conserve and enhance built and cultural heritage											
3	To conserve and enhance the character of the landscape											
4	To promote accessibility and encourage travel by sustainable means											
5	To minimise carbon emissions 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											

Appendix III: Detailed Assessment Matrices

Please see insert.

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DETAILED ASSESSMENT MATRIX

ID0046 Rookery Farm

Key development Quanta: 20.1 ha part greenfield / part brownfield site outside USB proposed for 241 dwellings (contains sites 3107, 3108, 3117)

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the medium to long term, with 241 dwellings of mixed type/tenure to be provided.		++	++	Ongoing	Operation	Sub-Regional	High	High	Moderate	Positive	No	
	2	To conserve and enhance built and cultural heritage	Eight listed buildings and six historic unlisted buildings within 150m, clustered around Rookery Farm and Friends Farm to the north of the site. The settings of these features could be negatively affected by the proposal but given the distance and intervening vegetation, only minor negative heritage effects are predicted during both construction and operation.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	No	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	The site is located entirely within LCA 13.2b a relatively small parcel of recolonising landscape 'captured' between the M27 motorway to the south, the Botley Road to the west and the urban edge of Whiteley to the north and east. The character of the area is typified by its proximity to the motorway and other urbanising influences, but with existing vegetation providing robust screening. The landscape and visual sensitivity of these two areas is considered to be low given the urban context and existing screening. Development could be accommodated provided that the existing cover of woodlands, hedgerows and trees is maintained. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA Part 2, LLCA 13.2c): - Avoid damage or disturbance to features of recognised landscape/ecological value - Maintain and strengthen the existing structure of vegetation - Be located in areas of lower sensitivity where landscape character and quality is partly degraded and could be mitigated by existing vegetation or new planting - Avoid introduction of structures that would be visually intrusive within the landscape - Maintain/enhance the function/quality of the existing GI network, taking opportunities to strengthen and extend access and habitat links - Use native species appropriate to locality and soils
	4	To promote accessibility and encourage travel by sustainable means	The site falls wholly or partly within 11 of the 14 key accessibility distances mapped by the Council, but it is not particularly well located in relation to community centres (>800m), secondary schools (>1600m) and bus stops (>400m). It is close to accessible greenspace and play space, cafes, community & leisure facilities, local shops, play equipment, primary schools, GP surgeries, local centres major employment areas and train stations. Overall the site has relatively good accessibility and there are opportunities for sustainable patterns of travel to develop, although its location close to J9 of the M27 may encourage car use. Small scale positive effects are predicted in the longer term.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Swanwick station to reduce reliance on the M27.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D5 on carbon reduction & sustainable energy, but construction and operation will still contribute to carbon emissions, including the embodied carbon associated with building materials. Scale of development means that traffic emissions are likely to lead to minor impacts, particularly during construction phases, however the relatively good accessibility of the site should help to reduce potential operational emissions. This site is not subject to flood risk and is neutral in terms of adaption.	-	+	+	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Positive	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	The site is not subject to significant sources of pollution (e.g. AQMA, historic landfill), except for the adjacent M27 which will be a long term source of air and noise pollution for future residents. The site is not within the SPZ. Construction is likely to result in minor noise impacts for nearby residents, while minor increases in air and light pollution associated with the development are predicted for the operational phase.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Noise and pollution attenuation measures should be considered to protect future residents from the effects of the M27. A CEMP should include measures to control construction noise and emissions. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).

DETAILED ASSESSMENT MATRIX

ID0046 Rookery Farm

Key development Quanta: 20.1 ha part greenfield / part brownfield site outside USB proposed for 241 dwellings (contains sites 3107, 3108, 3117)

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
7	To conserve and enhance biodiversity	The majority of the site is currently in use as an aggregate recycling facility, with small areas of Lowland Mixed Deciduous Woodland Priority Habitat around the site boundaries. Other areas of woodland and hedgerows are present at the boundaries. Impacts to protected/ notable species (e.g. amphibians, badger, bats, birds, reptiles) are possible. Minor negative effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats should be avoided/ minimised, and habitats of greatest interest should be retained. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policy D5 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The site is 89.4% ALC Grade 2 agricultural land which is BMV, 4.0% ALC Grade 3 and 6.6% ALC Grade 4. The majority of this agricultural resource would be lost to development. The site is also a minerals safeguarded site which would cease to operate. Moderate negative effects are predicted as a result of construction activities. During operation there will be ongoing minor impacts associated with water consumption and waste production by new residents.	--	-	-	Ongoing	Construction	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Pollution protection measures will be required to avoid impacts to ground water sources. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase will provide local and accessible employment opportunities; operation phase would be neutral as no employment or other job-creating uses are proposed. Small scale positive effects are predicted over the short to medium term.	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Whiteley and Swanwick. Small scale positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The proposal has no health, education, leisure, community or cultural elements, but some of these services are relatively accessible from the site. The site is well located in relation to existing open spaces with 8 existing areas within 300m. Minor positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Medium	Medium	Minor	Positive	No	

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

DETAILED ASSESSMENT MATRIX

North of Downend Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the medium to long term, with approximately 2,000 dwellings of mixed type/tenure to be provided within SHELAA sites.		++	++	Ongoing	Operation	Regional	High	High	Major	Positive	No	
	2	To conserve and enhance built and cultural heritage	There are several listed buildings in this SGA, 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 SGA. One green archaeology alert just to the north of the SGA on the south side of the M27 (Bronze Age Crematorium Urn) could be negatively affected by the scale of development proposed (either directly or its setting). Green alert areas are archaeological sites of known complexity but for which there is not yet a known extent. However, this is within the M27 alignment, and so is likely to have already been documented, protected or destroyed. Elsewhere direct or setting impacts to these archaeology alerts are unlikely due to intervening infrastructure / existing residential development. The Down End Chalk Pit (geological) SSSI within the SGA may contain Palaeolithic remains which would require preservation/ interpretation if affected. Fort Nelson scheduled monument, located c.400m north of the M27, is unlikely to be directly affected due to its distance from the SGA. Its setting is unlikely to deteriorate further due to interpositioned development including the M27, although the site would be visible in views south from the Fort. Minor adverse effects are predicted.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	<p>North of the A27 and the existing residential area, where most SHELAA sites are concentrated, forms part of LCA 11: Portsdown; the landscape character here is mostly open arable downs of fringe character forming an area of 'captured' farmland bounded by roads (including the M27), railway and urban areas. The Downend Chalk Pit SSSI sits in the centre of this area. The LCA concludes that 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. Development would be highly prominent for users of Allan King Way and Downend Road in the north-east of the SGA unless there is major investment in landscape infrastructure.</p> <p>South of the A27 and the existing residential area, the landscape forms part of LCA 12: Cams - Wicor coastal plain. In the south-east of the SGA, 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. Mixed effects are predicted overall dependent on the location of development within the SGA.</p>	-	+/-	+/-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Mixed	Yes	<p>An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features.</p> <p>In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA 11 and 12):</p> <ul style="list-style-type: none"> - Avoid intrusive development in the most visually exposed and unspoilt areas - Maintain expansive views from elevated positions - Adopt appropriate design responses that reflect the characteristics of the chalkland landscape and reflect local building form and character - Respond to the distinctive sloping topography of the area - Provide investment in green infrastructure to create a more diverse network of landscape features and habitats - Maintain and strengthen the existing structure of trees, hedgerows and other mature vegetation - Use native broadleaved species appropriate to the locality

DETAILED ASSESSMENT MATRIX

North of Downend Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	4	To promote accessibility and encourage travel by sustainable means	Accessibility in the SGA is generally good, although areas further from the urban fringes have fewer facilities within a reasonable walking distance. Most SHELAA sites are close to accessible green and play spaces, community and leisure facilities, local shops, play equipment, primary schools and district centres. These areas are not particularly well located in relation to cafes (>1000m), community centres (>800m), GPs (>1200m), major employment areas (>1600m), train stations (>1600m) and bus stops (>400m). There are opportunities for sustainable patterns of travel to develop, although the SGAs location close to J11 of the M27 may encourage car use. Overall, mixed effects are predicted across the SGA in terms of encouraging travel by sustainable means.		+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Fareham station to reduce reliance on the M27.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D5 on carbon reduction & sustainable energy, but construction and operation will still contribute to carbon emissions, including the embodied carbon associated with building materials. The scale of development means that traffic emissions are likely to lead to minor impacts, particularly during construction phases, however the relatively good accessibility of the SGA should help to reduce potential operational emissions. There are pockets of flood zone along the southern, coastal fringes of the SGA but the majority of SHELAA sites would not fall within the flood zone. For this reason, in combination with the relatively good accessibility in the SGA resulting in comparatively fewer carbon emissions, minor positive effects are predicted during operation.	-	+	+	Ongoing	Construction & Operation	Local	Low	Medium	Negligible	Positive	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	The M27 forms the northern boundary of the SGA 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 SGA; therefore there is potential for contamination effects in the short term during construction. The far north-western corner of the SGA falls within Groundwater Source Protection Zones 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 SGA are predicted to result in minor adverse effects during construction, with moderate adverse effects in very close proximity to the M27 during operation. SHELAA sites in the south of the SGA are predicted to have less adverse effects in pollution terms, given the greater distance to the M27 and SPZs, although there is potential for contamination effects to the adjacent European designated sites via construction run off.	+/-	+/-	+/-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Mixed	Yes	Noise and pollution attenuation measures should be considered to protect future residents from the effects of the M27. Following site investigation, design of remediation strategy should include a CEMP to manage risk of mobilising contaminants to ground water resources, and to reduce noise impacts during construction. A CEMP should also include measures to control construction noise and emissions. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).

DETAILED ASSESSMENT MATRIX

North of Downend Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	7	To conserve and enhance biodiversity	<p>Portsmouth Harbour, immediately to the south / south-west of the SGA is designated as a SPA / Ramsar / pSPA / SSSI. The Downend Chalk Pit SSSI is also located in the north-centre of the SGA, designated for its geological interest as an upper cretaceous site. There are other areas of priority habitat, namely lowland mixed deciduous woodland, spread across the SGA but predominantly in the south and south-west.</p> <p>Large areas of land in the south-east of the SGA are designated as important for brent goose & waders in line with the 2019 Brent Goose & Waders Strategy, including a 'Primary Support' area.</p> <p>The majority of SHELAA sites in this SGA are located to the north of the railway. The Downend Chalk Pit SSSI would be directly affected by one SHELAA site which sits almost entirely within the designated boundary, and some small areas of priority habitat could also be lost in this northern area. SHELAA sites in the south-east could directly and indirectly impact the adjacent Portsmouth Harbour SPA / Ramsar / pSPA / SSSI and designated brent goose and wader sites.</p> <p>Overall, moderate adverse effects are predicted with the most adverse effects localised in the south-east of the SGA.</p>	-	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	<p>Direct and indirect impacts on the SPA / Ramsar / pSPA / SSSI are likely, depending on the scale, form and location of development. Impacts to sites designated under the EU Wild Birds and Habitats Directives are being addressed separately through the HRA. Impacts to SSSI and other important ecological features should be addressed through formal EclA, either standalone or as part of an EIA.</p> <p>Elsewhere, ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats and nature conservation sites should be avoided/ minimised, and habitats of greatest interest should be retained. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.</p>
	8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	<p>Proposals will need to comply with requirements of policy D5 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation).</p> <p>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. The majority of this agricultural land, including BMV, would be lost during construction. The area around Downend Chalk Pit is a safeguarded mineral site which would cease to operate. Moderate negative effects are predicted as a result of construction activities. During operation there will be ongoing minor impacts associated with water consumption and waste production by new residents.</p>	--	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	<p>Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Pollution protection measures will be required to avoid impacts to ground water sources. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.</p>
	9	To strengthen the local economy and provide accessible jobs available to residents of the borough	<p>Construction phase will provide local and accessible employment opportunities; operation phase would be neutral as no employment or other job-creating uses are proposed. Small scale positive effects are predicted over the short to medium term.</p>	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	<p>Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.</p>
	10	To enhance the vitality and viability of centres and respect the settlement hierarchy	<p>Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham and Porchester. Minor positive effects are predicted over the long term.</p>		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

DETAILED ASSESSMENT MATRIX

North of Downend Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	11	To create a healthy and safe community	The SHELAA sites within the SGA are not currently understood to have health, education, leisure, community or cultural elements, but some of these services are relatively accessible from the SGA. There are several existing open spaces across the SGA, predominantly located around the urban fringes. The majority of new residents would be able to access at least two open spaces within 300m. Minor positive effects are predicted, although any direct loss of existing open spaces would result in negative effects.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	Yes	All development proposals should seek to avoid any losses of existing open space as part of the development design or to incorporate these as part of the development proposals whilst retaining public access.

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

DETAILED ASSESSMENT MATRIX

South of Fareham Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
SEA Objectives	1	To provide good quality and sustainable housing for all	Significant positive effect predicted over the medium to long term, with approximately 4,000 dwellings of mixed type/tenure to be provided within SHELAA sites.		++	++	Ongoing	Operation	Regional	High	High	Major	Positive	No	
	2	To conserve and enhance built and cultural heritage	<p>There are few listed buildings in the SGA, solely along Newgate Lane. The setting of Foxbury Cottages and Carriston Cottage is likely to deteriorate as a result of the scale of development proposed, although the setting of Foxbury Cottages in particular, is likely to have already been impacted by the adjacent Solar Farm.</p> <p>Fort Fareham scheduled monument is located beyond the SGA boundary to the north-east, although intervening development is likely to minimise any potential setting impacts.</p> <p>There are yellow and green archaeology alerts located in the centre of the SGA around Newlands Farm. Yellow alerts designate 'locally important monuments of known extent' and Green alerts designate to 'locally important monuments of unknown extent'. In the short-term, construction works around Newlands could impact on these buried archaeological assets.</p> <p>Localised minor negative effects are predicted. Elsewhere in the SGA, neutral heritage effects are predicted, and therefore mixed effects are predicted overall.</p>	+/-	+/-	+/-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	It should be possible to reduce negative effects via a high quality design which responds to and enhances the setting of historical features, and through structural landscaping. A Heritage Statement should be prepared and, where evidence points to potential presence of notable features, mitigation will be required (e.g. recording of special interest features, investigative trenching, watching brief, recovery & interpretation of remains).
	3	To conserve and enhance the character of the landscape	<p>The SGA is almost completely within LCA 7: Fareham - Stubbington Gap. For all but the south eastern corner of the SGA 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 character of the area introducing activity and noise into the agricultural landscape. 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 which are valuable landscape features.</p> <p>The LCA concludes that the introduction of development into the agricultural landscape is likely to have a significant impact on the character and quality of existing predominantly rural views, unless it can be successfully integrated within a substantial framework of existing or new vegetation</p>	-	-	-	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Negative	Yes	<p>An LVIA should be carried out to assess and mitigate impacts to sensitive landscape features. In order to protect and enhance the character and quality of landscape resources, views and visual amenity, site proposals should (refer to LCA 7):</p> <ul style="list-style-type: none"> - Protect the overall area's open, predominantly rural and undeveloped character - Protect the area's role in maintaining the separation of settlements and a clear distinction between urban and rural areas - Be located 'tightly' around the edges of the existing urban areas (particularly Stubbington), within pockets of landscape where development can be integrated within a strong framework of vegetation - Maintain significant distance and separation from the corridor of the new bypass to minimise the road's urbanising effects - Avoid the introduction of tall buildings or particularly visible structures - Protect and enhance other landscape and ecological features of the area, including the remnant hedgerow structure, trees, woodland and other habitats of ecological value - Provide substantial new investment in the landscape through extensive tree, hedgerow and woodland planting using native broadleaved species

DETAILED ASSESSMENT MATRIX

South of Fareham Strategic Growth Area

	No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
				Short term	Medium term	Long term									
	4	To promote accessibility and encourage travel by sustainable means	Accessibility varies greatly across the SGA, with a greater number of facilities within reasonable walking distance in those areas closest to existing urban settlements. Most SHELAA sites are close to accessible green and play spaces, community and leisure facilities, local centres and bus stops. These areas are not particularly well located in relation to cafes (>1000m), community centres (>800m), local shops (>800m), play equipment (>800m), primary schools and GPs (>1200m), major employment areas, secondary schools and train stations (>1600m). Future travel patterns are likely to be car-oriented, further encouraged by the new link road. Overall, mixed effects are predicted across the SGA in terms of encouraging travel by sustainable means.		+/-	+/-	Ongoing	Operation	Local	Medium	Medium	Minor	Mixed	Yes	Sustainable transport measures should be maximised (e.g. onsite cycle facilities, strengthened links to public transport). A Travel Plan would help to increase use of sustainable modes and could focus on enhancing bus/cycle access to Fareham station to reduce reliance on the M27.
	5	To minimise carbon emissions and promote adaptation to climate change	Proposals will need to comply with policy D5 on carbon reduction & sustainable energy, but construction and operation will still contribute to carbon emissions, including the embodied carbon associated with building materials. The scale of development means that traffic emissions are likely to lead to minor impacts, particularly during construction phases. Small areas of the SGA 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 SGA mean that opportunities to reduce carbon emission through sustainable transport means also vary. Overall, mixed effects are predicted.	-	+/-	+/-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Mixed	Yes	Designs should consider use of renewable energy (e.g. solar thermal/PV, micro wind, ground source heat, CHP etc.) and provide electric vehicle charging points. Areas of tree cover (carbon sink, urban cooling) should be created. Sustainable drainage measures will be required to demonstrate how surface water run-off will be attenuated to avoid increasing flood risk on site or in surrounding area.
	6	To minimise air, water, light and noise pollution	Construction works are likely to result in localised air and noise pollution. However, the SGA is located over 2km from the M27, a major source of noise, light and air pollution for residential receptors, at its nearest point, separated by intervening built up Fareham area. There are no AQMAs, historic landfills or Groundwater Protection Zones within the SGA and therefore during operation moderate positive effects are predicted with respect to pollution and contamination.	-	++	++	Ongoing	Construction & Operation	Local	High	Medium	Moderate	Positive	Yes	A CEMP should include measures to control construction noise and emissions. Sustainable transport measures should be incorporated as per the recommendations above (SEA4).
	7	To conserve and enhance biodiversity	Large areas of the agricultural land within the SGA 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 SGA, including lowland mixed deciduous woodland (also designated as ancient woodland and SINCS), coastal and floodplain grazing marsh and lowland meadows. Minor adverse ecological effects are predicted due to likely direct habitat loss from these Brent Goose Wader sites, but acknowledging that most sites affected are 'Low Use'.	-	-	-	Ongoing	Construction & Operation	Local	Medium	Medium	Minor	Negative	Yes	Ecological surveys and assessment will be required to establish which (if any) protected species may be using the site and to design a suitable mitigation strategy. Loss of Priority Habitats and nature conservation sites should be avoided/ minimised, and habitats of greatest interest should be retained. New habitats (e.g. tree and hedgerow planting, wildflower meadow) should be created via landscaping plans, both to reduce landscape & visual impacts, and to increase robustness of existing habitats.

DETAILED ASSESSMENT MATRIX

South of Fareham Strategic Growth Area

No.	SEA Objective	Description of predicted effect	Duration			Frequency	Temporary or permanent	Geographic significance	Magnitude	Level of certainty	Scale of significance	Positive or negative	Mitigation or other action required?	Supporting comments / Proposed mitigation
			Short term	Medium term	Long term									
8	To conserve and manage natural resources (water, land, minerals, agricultural land, materials)	Proposals will need to comply with requirements of policy D5 regarding sustainability and resource efficiency, but resource use is likely to increase over the short and long term (materials during construction, water resources & waste during operation). The majority of the SGA 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 SGA and pockets of River Terrace deposits in the south-west and south-east corners. Development across the majority of the SGA would result in loss of agricultural land and risks sterilisation of these mineral resources. Moderate negative effects are predicted as a result of construction activities. During operation there will be ongoing minor impacts associated with water consumption and waste production by new residents.	--			Initial	Construction	Local	High	Medium	Moderate	Negative	Yes	Soils within built footprint could be removed prior to development for re-use in landscaping and habitat creation elsewhere on site. Pollution protection measures will be required to avoid impacts to ground water sources. Waste materials produced during demolition and groundworks should be re-used on site wherever possible, or re-processed off site for future use in aggregates. Designs should incorporate adequate storage space for recycling, and consider providing communal composting facilities.
9	To strengthen the local economy and provide accessible jobs available to residents of the borough	Construction phase will provide local and accessible employment opportunities; operation phase would be neutral as no employment or other job-creating uses are proposed. Small scale positive effects are predicted over the short to medium term.	+	+		Initial	Construction	Local	Low	Medium	Negligible	Positive	Yes	Opportunities to provide work-based training during construction should be explored; provision for live/work units may be suitable.
10	To enhance the vitality and viability of centres and respect the settlement hierarchy	Development would not detract from the settlement hierarchy and is likely to support the viability of local centres in Fareham and Stubbington. Minor positive effects are predicted over the long term.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	
11	To create a healthy and safe community	The SHELAA sites within the SGA are not currently understood to have health, education, leisure, community or cultural elements, but some of these services are relatively accessible from the SGA. New residents at developments across the majority of the SGA 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 negative effects.		+	+	Ongoing	Operation	Local	Low	Medium	Negligible	Positive	No	

Key						
The 'Duration' column is noted as:	Major negative effect	--	Scale of significance is illustrated as:	Severe	Negative	Optimal
	Negative effect	-		Major		Major
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